

Notice of Western BCP Planning Committee



Date: Thursday, 2 April 2026 at 10.00 am

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

Membership:

Chair:

Cllr M Le Poidevin

Vice Chair:

Cllr J Clements

Cllr C Adams

Cllr J Challinor

Cllr A Chapmanlaw

Cllr P Cooper

Cllr B Hitchcock

Cllr G Martin

Cllr S McCormack

Cllr J Salmon

Cllr P Sidaway

All Members of the Western BCP Planning Committee are summoned to attend this meeting to consider the items of business set out on the agenda below.

The press and public are welcome to view the live stream of this meeting at the following link:

<https://democracy.bcpCouncil.gov.uk/ieListDocuments.aspx?MIId=6147>

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

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

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

AIDAN DUNN
CHIEF EXECUTIVE

25 March 2026

DEBATE
NOT HATE



Available online and
on the Mod.gov app

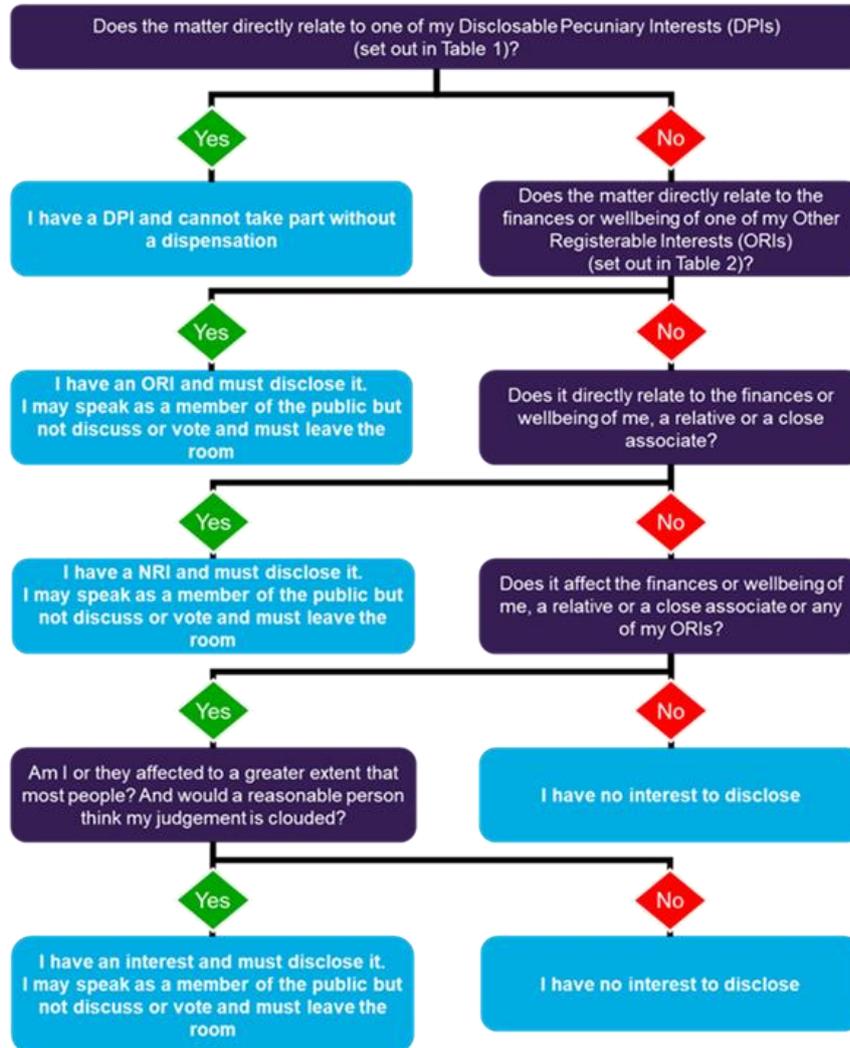


Maintaining and promoting high standards of conduct

Declaring interests at meetings

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

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



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

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

Bias Test

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

Predetermination Test

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

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

For more information or advice please contact the Monitoring Officer

Selflessness

Councillors should act solely in terms of the public interest

Integrity

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

Objectivity

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

Accountability

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

Openness

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

Honesty & Integrity

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

Leadership

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

AGENDA

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

1. Apologies

To receive any apologies for absence from Members.

2. Substitute Members

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

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

3. Declarations of Interests

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

Declarations received will be reported at the meeting.

4. Confirmation of Minutes

To confirm and sign as a correct record the minutes of the meeting held on 5 February 2026.

7 - 10

5. Public Issues

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

11 - 18

The deadline for the submission of requests to speak is 10.00am on Wednesday 1 April 2026 [10.00am of the working day before the meeting]. Requests should be submitted to Democratic Services using the contact details on the front of this agenda.

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

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

Summary of speaking arrangements as follows:

Speaking at Planning Committee (in person or virtually):

- There will be a maximum combined time of five minutes to speak in objection and up to two persons may speak within the five minutes.

- There will be a further maximum combined time of five minutes to speak in support and up to two persons may speak within the five minutes.
- No speaker may speak for more than half this time (two and a half minutes) UNLESS there are no other requests to speak received by the deadline OR it is with the agreement of the other speaker.

Anyone who has registered to speak by the deadline may, as an alternative to speaking/for use in default, submit a written statement to be read out on their behalf. This must be provided to Democratic Services by 10.00am of the working day before the meeting, must not exceed 450 words and will be treated as amounting to two and a half minutes of speaking time.

Please refer to the full Protocol document for further guidance.

Note: The public speaking procedure is separate from and is not intended to replicate or replace the procedure for submitting a written representation on a planning application to the Planning Offices during the consultation period.

ITEMS OF BUSINESS

6. Schedule of Planning Applications

To consider the planning applications as listed below.

See planning application reports circulated with the agenda, as updated by the agenda addendum sheet to be published one working day before the meeting.

Councillors are requested where possible to submit any technical questions on planning applications to the Case Officer at least 48 hours before the meeting to ensure this information can be provided at the meeting.

The running order in which planning applications will be considered will be as listed on this agenda sheet.

The Chair retains discretion to propose an amendment to the running order at the meeting if it is considered expedient to do so.

Members will appreciate that the copy drawings attached to planning application reports are reduced from the applicants' original and detail, in some cases, may be difficult to read. To search for planning applications, please use the following link:

<https://www.bcpCouncil.gov.uk/planning-and-building-control/search-and-comment-on-planning-applications>

Councillors are advised that if they wish to refer to specific drawings or plans which are not included in these papers, they should contact the Case Officer at least 48 hours before the meeting to ensure that these can be made available.

To view Local Plans, again, the following link will take you to the main webpage where you can click on a tile to view the local plan for that area. The link is:

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

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|----|--|-----------|
| a) | <p>16 Lakeside Road, Poole, BH13 6LR
Canford Cliffs ward</p> <p>P/25/05046/CONDR</p> <p>Variation of condition No. 2 (Plans List) of planning permission APP/24/00786/F (Original description of development - Demolish existing buildings and erect block of 4 flats with parking) for revised internal layouts, altered exterior materials palette, amendment to terraces, straighten angle of south eastern wall and reduced width of top floor.</p> | 19 - 52 |
| b) | <p>39 Shillito Road Poole BH12 2BW
Newtown and Heatherlands ward</p> <p>P/26/00207/FUL</p> <p>Alterations, loft conversion with rear roof dormer extension and a change of use from a dwelling (C3 Use) to a 7 bedroom HMO (Sui Generis Use) for a maximum occupancy of 7 people, with associated cycle and bin store.</p> | 53 - 82 |
| c) | <p>104 Alder Road Poole BH12 4AB
Alderney and Bourne Valley ward</p> <p>P/25/03850/CONDR</p> <p>Variation of Condition 2 (Approved Plans) of application APP/23/00876/F (Demolition of existing dwelling and erection of an HMO (Sui Generis Use) with associated access alterations, car parking, bin and cycle storage), to allow the erection of a 16 bedroom HMO with associated access alterations, car parking, bin and cycle storage.</p> | 83 - 108 |
| d) | <p>54 Howeth Road Bournemouth BH10 5EB
Redhill and Northbourne</p> <p>P-29232-270125</p> <p>Construction of 3 new dwellings on land to rear of 54 Howeth Road</p> | 109 - 136 |

ITEMS FOR INFORMATION

7. Appeals Report

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

137 - 156

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.

BOURNEMOUTH, CHRISTCHURCH AND POOLE COUNCIL
WESTERN BCP PLANNING COMMITTEE

Minutes of the Meeting held on 05 February 2026 at 10.00 am

Present:-

Cllr M Le Poidevin – Chair

Cllr J Clements – Vice-Chair

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

85. Apologies

There were no apologies.

86. Substitute Members

There were no substitute members.

87. Declarations of Interests

There were no declarations of interest.

88. Confirmation of Minutes

The minutes of the meeting held on 15 January 2026 were confirmed as an accurate record and signed by the Chair.

89. Public Issues

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

90. Schedule of Planning Applications

The Committee considered two planning application reports, copies of which had been circulated and which appear as Appendix A and B to these minutes in the Minute Book. A Committee Addendum Sheet was published on 4 February 2026 and appears as Appendix C to these minutes.

91. 54 Elms Avenue, Poole BH14 8EF

Parkstone ward

P/25/03262/FUL

Demolition of existing property and erection of replacement house

Public Representations

Objectors

- ❖ None registered

Applicant/Supporters

- ❖ Giles Moir, on behalf of the applicant

Ward Councillors

- ❖ None registered

RESOLVED to GRANT permission in accordance with the recommendation set out in the officer's report as updated by the Committee Addendum dated 4.2.26.

Voting: Unanimous

92. 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 8th December 2025)

Public Representations

Objectors

- ❖ Lesley Jeffries
- ❖ Sarah Lynch on behalf of herself and Darius Burrows

Applicant/Supporters

- ❖ Darryl Howells on behalf of the applicant

Ward Councillors (not on committee)

- ❖ None registered

RESOLVED to REFUSE permission contrary to recommendation set out in the officer's report with power delegated to the Head of Planning Operations in consultation with the Chair and Vice Chair to determine the final wording of the following reasons for refusal:

- The proposed separation and increased height bulk and massing would result in a relationship that would result in a harmful tandem arrangement that would appear overbearing and cramped, resulting in adverse harm to character.
- The proposal due to its increase in height, bulk, scale and its relationship to the surrounding residential properties, notably 5a, 3, 3a, 7 and Seashores in Chaddesley Wood Road and 26 Shore Road would result in an arrangement that would result in

harm to residential amenity by way of overbearing, impact and loss of light.

Contrary to Policy PP27 of the Poole Local Plan (Adopted November 2018)

Voting: Unanimous

Note: As clarified in the Committee Addendum dated 4.2.26, it was noted that the councillor who had called in the application was Cllr Gavin Wright, not Cllr John Challinor.

The meeting was adjourned between 10.21am and 10.29am.

The meeting ended at 11.24 am

CHAIR

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PLANNING COMMITTEE - PROTOCOL FOR SPEAKING / STATEMENTS AT PLANNING COMMITTEE

1. Introduction

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

2. Order of presentation of an application

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

3. Guidance relating to the application of this protocol

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

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

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

4. Electronic facilities relating to Planning Committee

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

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

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

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

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

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

7. Questions to person speaking under this protocol

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

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

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

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

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

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

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

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

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

11. Remote speaking at Planning Committee

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

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

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

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

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

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

- 13.1. A person (including a councillor of BCP Council) who has registered to speak, may submit a statement to be read out on their behalf as an alternative to speaking at a Planning Committee meeting (whether in person or remotely).

- 13.2. Further, any person speaking on an application at Planning Committee may, at their discretion, additionally submit a statement which can be read out as provided for in this protocol in the event of not being able to attend and speak in person or remotely at the time when an opportunity is made available for that person to speak on the application. The person should identify that this is the purpose of the statement.

14. Provisions relating to a statement

- 14.1 Any statement submitted for the purpose of this protocol:

- a) must not exceed **450** words in total unless the statement is provided by a ward councillor or any other councillor who is not voting on the application under consideration in which case the statement may consist of up to **900** words;
- b) must have been received by Democratic Services by **10.00am of the working day before the meeting** by emailing democratic.services@bcpcouncil.gov.uk
- c) when submitted by a member of the public (as opposed to a councillor of BCP Council), will be treated as amounting to **two and a half minutes** of the total time allotted for speaking notwithstanding how long it does in fact take to read out;
- d) must not normally be modified once the deadline time and date for receipt of the statement by Democratic Services has passed unless such modification is requested by an officer from Democratic Services; and
- e) will normally be read out aloud by an officer from Democratic Services having regard to the order of presentation identified in this protocol.

- 14.2 A person who has been given the right to speak and who has submitted a statement in accordance with this protocol may at any time withdraw that statement prior to it being read out by giving notice to Democratic Services. Where such withdrawal occurs after the deadline date for registering a request to speak has passed, then a further opportunity for a statement to be submitted will not be made available. If the statement that has been withdrawn was submitted as an alternative to speaking, then if the person

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

15. Assessment of information / documentation / statement

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

16. Guidance on what amounts to a material planning consideration

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

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

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

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

https://www.planningportal.co.uk/faqs/fag/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	16 Lakeside Road, Poole, BH13 6LR
Proposal	Variation of condition No. 2 (Plans List) of planning permission APP/24/00786/F (Original description of development - Demolish existing buildings and erect block of 4 flats with parking) for revised internal layouts, altered exterior materials palette, amendment to terraces, straighten angle of south eastern wall and reduced width of top floor
Application Number	P/25/05046/CONDR
Applicant	MSA Holdings (Lakeside) Ltd
Agent	Mr Chris Shipperley
Ward and Ward Member(s)	Canford Cliffs Cllr Gavin Wright Cllr John Challinor
Report Status	Public
Meeting Date	2 April 2026
Summary of Recommendation	Grant
Reason for Referral to Planning Committee	Referred to Planning Committee under paragraph 2.3.3. of part 3A of the constitution. <i>e) applications that the Head of Planning Operations considers are potentially contentious and raise material planning issues, have a finely balanced Officer recommendation or would affect the wider public interest;</i> "Although it's not a strategic major development the nature of the scheme being in a residential area raises material planning issues in respect of impact on the character of the area, neighbours and trees in particular. There is significant objection to the scheme and I consider that the officer recommendation will be finely balanced and as such have referred to planning committee."
Case Officer	Amy Dales
Is the proposal EIA	No

Development?	
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Description of Proposal

1. The application seeks permission to vary condition 2 of the previous permission APP/24/00786/F, which was for 'Demolish existing buildings and erect block of 4 flats with parking', in order to revise internal layouts, alter exterior materials palette, amendment to terraces, straighten angle of southeastern wall and reduce width of top floor.

Description of Site and Surroundings

2. The site sits on the north-east side of Lakeside Road in a residential area of Poole characterised predominantly by two-three storeys single-dwellinghouses of a variety of contemporary and more traditional architectural styles.
3. The site was occupied by a two-storey chalet-style dwelling house of a domestic scale on a raised slope of land, but this has now been demolished, and the previously approved flat block is now under construction.
4. Lakeside Road, as it swings to the north in the vicinity of the application site, is enhanced by significant, mature tree planting within plots and along site boundaries and, also, Branksome Chine. This creates a sylvan feel and strong sense of enclosure to the street. Due to local topography, dwellings on the eastern side of Lakeside Road are at a significantly higher level than the road.
5. The property is covered by an area Tree Preservation Order and there are protected trees to the north, east and south of the site. The site is located outside of the Branksome Park and Chine Gardens Conservation Area but immediately opposite it. The Branksome Park Conservation Area Character Appraisal and Management Plan explains that the Chine comprises both The Chine and Branksome Park Martello Woods. It is an important Open Space, much of it comprising woodland, and that it is its wooded character that is important to the Conservation Area.

Relevant Planning History:

6. APP/24/00786/F – Demolish existing buildings and erect block of 4 flats with parking. Granted. 17.04.2025.
7. APP/22/00603/F – Demolition of existing dwelling and erection of detached dwelling with associated access and parking. Granted. 19.08.2022.

Constraints

8. The following constraints have been identified:
 - Opposite Branksome Park and Chine Gardens Conservation Area
 - Within the Sea Cliff and Chine Stability consultation zone
 - Area TPO 97/00011 on and adjacent to the site
9. With respect to any buildings or other land in a Conservation Area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area – section 72 - Planning (Listed Buildings and Conservation Areas) Act 1990.

Public Sector Equalities Duty

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

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

Other relevant duties

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

Consultations

14. BCP Ecology Officer – No objection
15. BCP Highway Authority – Initially raised issues that were subsequently amended by the applicant, and no longer have objection subject to the inclusion of the same conditions for planning permission APP/24/00786/F.
16. BCP Tree Officer – Initially required further information to determine issues, this was provided by the applicant, and the tree officer therefore raises no objection.

Representations

17. Site notices were posted outside the site on 19th December 2025 with an expiry date for consultation of 12th January 2026. A total of 15 letters of representation from 9 people have been received in objection to the proposed development. The letters comprise the following comments:
 - Overdevelopment
 - Effect on Chine
 - Effect on TPO’d Trees
 - Highways safety and parking
 - Lack of clarity and accuracy on plans
 - Concerns over existing site excavation
 - Visual impact of amended materials
 - Privacy impacts on residents, particularly to the rear
 - Addition of mass

- Damage to habitats and wildlife

Key Issue(s)

18. This application relates solely to the revisions to the originally approved scheme, namely the revised internal layouts, amendments to terraces, straightening of the southeastern wall, reduced width of top floor and changes to external materials proposed. The principle of development is not under consideration as this was approved under the original consent.
19. As such, the key issue(s) involved with this proposal are:
 - Impact on character and appearance of the area
 - Impacts on residential amenity
 - Impact on highways and parking
 - Impact on trees
 - Biodiversity net gain
 - S106/Contributions
 - Other matters
20. These issues will be considered along with other matters relevant to this proposal below.

Policy context

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

Poole Local Plan (adopted November 2018)

- PP1 Presumption in favour of sustainable development
- PP27 Design
- PP30 Heritage Assets
- 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
- PP39 Delivering Poole's Infrastructure.

Supplementary Planning Documents (SPD)

- BCP Parking Standards SPD (Adopted 5 January 2021)
- The Dorset Heathlands Planning Framework 2020-2025 SPD (Adopted March 2020)
- The Dorset Heathlands Interim Air Quality Strategy SPD (2020-2025)
- Nitrogen Reduction in Poole Harbour SPD
- Poole Harbour Recreation 2019-2024 Supplementary Planning Document (SPD)

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

Including in particular the following:

Section 2 – Achieving Sustainable Development

Paragraph 11 –

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

.....

For decision-taking this means:

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

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

i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for refusing the development proposed; or

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

Planning Assessment

Presumption in favour of sustainable development

23. 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.
24. 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.
25. 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.
26. As of 9 February 2026, BCP Council can demonstrate a 2.55year housing land supply against the required five year supply, which includes a 20% buffer. Consequently, in accordance with paragraph 11 of the NPPF, the relevant housing policies are considered out of date, as the local planning authority is unable to evidence a five year supply of deliverable housing sites.
27. In this instance, the scheme would provide 4 additional dwellings that would contribute towards the Council's housing delivery target. Overall, there is no objection to the principle of the proposed development, subject to its compliance with the adopted local policies. This is assessed below.

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

Impact on the character and appearance of the area

29. Policy PP27 of the Poole Local Plan (2018) states that development will be permitted where it reflects or enhances local patterns of development in terms of layout, height, scale, massing, materials, landscaping and visual impact.
30. Policy PP30 sets out that The Council will expect development to preserve or enhance Poole's heritage assets. In all cases, proposals will be supported where they: (a) Preserve or enhance the historic, architectural and archaeological significance of heritage assets, and their settings, in a manner that is proportionate with their significance.
31. 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.
32. A number of public objections received raise issue with overdevelopment of the site and increased mass.
33. The proposed changes are revised internal layouts, amendments to terraces, straightening of the southeastern wall, reduced width of the top floor and changes to the external materials proposed.
34. The revisions to the internal layouts have no impact on the external appearance beyond some alterations to the glazing proposed. There is an additional set of windows on the second and third floors on the northeastern elevation, an additional single window on the first and second floors of the southwestern elevation, and there is one less window on the southeastern elevation. As the northeastern and southwestern elevations are the front and rear of the development and therefore already contain most of the glazing for the scheme, and they are in keeping with the style of rest of the glazing, this is not considered to have any adverse impact on the appearance of the building. Amenity impacts of these changes are discussed in the relevant section below.
35. The amendments to terraces, straightening of the southeastern wall and reduction in the width of the top floor ultimately result in a slightly more boxy, straightforward design than what was previously approved and moves the top floor slightly away from the trees to the northwest and makes it sit more centrally on top of the wider floors below. Overall, there is a slight decrease to the total floorspace of the whole building from 764.5 sqm to 762.4 sqm, although there is a small increase to the internal floorspace from 652.2 sqm to 677.7sqm. This increase is mainly on the second and third floors on the southwestern and southeastern sides of the building, but the increases only widen small sections and don't go beyond the build lines of the floors below and so in terms of appearance it simply creates a more boxy, symmetrical appearance to the building which is not considered out of keeping with the streetscene.
36. The amendments to the exterior materials from white linear bricks, grey concrete effect render, grey aluminium cladding and grey aluminium louvres to light grey bricks, bronze effect cladding and timber effect cladding has a limited change to the appearance of the dwelling and given the mix of materials and styles present on other houses in the area, these changes are not considered to be out of keeping with the character of the area.
37. Overall, it is considered that the proposed changes to the appearance of the development are minor and would not create any further harm to the character and appearance of the area or that of the Conservation Area than what was already approved under APP/24/00786/F. It would therefore comply with policies PP27, PP30 and PP31 of the Poole Local Plan (2018).

Impact on neighbouring amenity and privacy

38. 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).
39. Policy PP27 of the Poole Local Plan (2018) also outlines that development should not result in a harmful impact upon amenity for local residents, or future occupiers in terms of sunlight and daylight, privacy, noise and vibration, emissions, artificial light intrusion and whether the development is overbearing or oppressive.
40. Some of the public objections also raised concerns regarding impacts to neighbouring privacy, particularly in relation to no. 18 Lakeside Road which lies to the north and rear of the site.
41. The proposed internal alterations result in the addition of windows on the northeastern elevation on the second and third floors. On the second floor the two sets of double windows that served beds 1 and 2 will now just serve bedroom 2 of the third unit, which does not change any privacy impacts, and the additional windows added to the far east would serve the kitchen and living space of this unit.
42. Given the ground level height differences between no.16 and no. 18, and the intervening TPO'd trees that separate the properties, it is not considered that the changes to the glazing proposed would have any significant adverse impacts on privacy of either existing or future occupiers of the dwellings beyond what is already approved.
43. It is therefore considered that the proposal would result in satisfactory living conditions for both current and future occupiers and accords with Policies PP27 and PP28 of the Poole Local Plan (2018).

Impact on parking provisions and highway safety

44. Policies PP34 and PP35 of the Poole Local Plan (November 2018) gives a number of requirements that new development should achieve regarding highway, pedestrian, other sustainable transport matters. Amongst other respects, they seek to ensure a satisfactory means of access and provisions for parking, servicing, and manoeuvring in accordance with the adopted standards.
45. The scheme proposes no changes to the parking provision previously approved under permission APP/24/00786/F which included four vehicle spaces.
46. Originally the proposed internal alterations for this scheme resulted in the addition of two additional habitable rooms within unit 2 and there was also a small change to the pedestrian visibility splay. The Highway Authority were consulted and raised issue with the splay and the additional rooms as it further increased the need for additional parking provision on the site.
47. However, the applicant has subsequently amended the internal alterations to remove these additional rooms and the Highway Authority supports the proposal subject to the inclusion of the same conditions previously included in permission APP/24/00786/F.
48. Therefore, subject to the continued inclusion of conditions, the development would be considered acceptable in relation to highways and pedestrian safety and complies with Policies PP34 and PP35 of the Poole Local Plan 2018.

Impact on trees

49. 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.

50. The application site is situated adjacent to an Area Tree Preservation Order (Ref: TPO97/00011) and there are trees present in the neighbouring and nearby residential properties.
51. The proposed development has been assessed in relation to the proximity of the nearby protected trees.
52. The proposed scheme slightly reduces the width of the upper floor on the northwestern side, which moves it slightly away from TPO'd trees.
53. The Tree Officer was consulted on the proposal and initially considered that there were not impacts from a root protection perspective, but raised concerns with the increased balcony projections as without the provision of any updated arboricultural information with the application, it could not be determined if one of the TPO'd trees would be affected.
54. The applicant subsequently provided updated floor plans showing the locations of protected trees in relation to both the existing permitted floor plan, and that of the proposed floor plans. The Tree Officer was re-consulted and is now satisfied that the increases to the balconies do not affect the existing permitted distances of the building from the protected T4 Oak nearest to the development, as they are located on the southwestern elevation, and raise no objection.
55. On this basis, the proposed changes are not considered to result in any impacts to trees and subject to the continued inclusions of conditions attached to permission APP/24/00786/F, would be in accordance with the provisions of Policy PP27 of the Poole Local Plan (November 2018).

Biodiversity

56. The NPPF at chapter 15 'conserving and enhancing the natural environment' sets out government views on minimising the impacts on biodiversity, providing net gains where possible and contributing to halt the overall decline in biodiversity. The Local Plan at Policy PP33 – biodiversity and geodiversity, sets out policy requirements for the protection and where possible, a net gain in biodiversity.
57. In addition, a 10% biodiversity net gain (BNG) is required as per the Environment Act 2021 and paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 ensures that approved permissions is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition ("the biodiversity gain condition") that development may not begin unless: (a) a Biodiversity Gain Plan has been submitted to the planning authority, and (b) the planning authority has approved the plan.
58. A Small Sites Metric, Ecological Impact Assessment and Biodiversity Net Gain Statement (including baseline and post development habitat plans) were submitted to support the application. The metric confirms the existing onsite habitat as a mix of 'vegetated garden' and already developed land/sealed surface. The proposed development includes the removal of some of the vegetated garden. The proposed matrix suggests that a BNG of 10.32% can be provided on site whilst meeting the required trading rules. The accompanying metric, show that this will be achieved through the planting of 5 small trees to the side of the development, vegetated garden and a green roof.
59. The biodiversity gain hierarchy, as set out within articles 37A and 37D of the Town and Country Planning (Development Management Procedure) (England) Order 2015 sets out a

list of priority actions that must be followed in relation to biodiversity at the design stage of a proposed development:

- first, in relation to onsite habitats which have a medium, high and very high distinctiveness (a score of four or more according to the statutory biodiversity metric), the avoidance of adverse effects from the development and, if they cannot be avoided, the mitigation of those effects; and
- then, in relation to all onsite habitats which are adversely affected by the development, the adverse effect should be compensated by prioritising in order, where possible, the enhancement of existing onsite habitats, creation of new onsite habitats, allocation of registered offsite gains and finally the purchase of biodiversity credits.

60. The first part of the Biodiversity Gain Hierarchy relates to any 'medium' or higher distinctiveness habitats (with a biodiversity score of 4 or higher according to the biodiversity metric) within the site, and states that priority must be given to avoiding harm, or mitigating harm to those habitats. Where it can be demonstrated and justified that it would not be possible to avoid or mitigate harm to these medium or higher distinctiveness habitats, consideration of these habitats will then move to the second part of the Biodiversity Gain Hierarchy.
61. For all lower distinctiveness habitats (with a score above zero but less than 4), only the second part of the hierarchy will apply.
62. In this case, part of the existing 'vegetated garden' (biodiversity score 2) would be lost. Therefore, biodiversity gain hierarchy requires developers to firstly prioritise compensation for any loss through the enhancement of existing or creation of new habitat onsite as far as possible. Where not possible, any shortfall can be made up through the purchase of off-site units or where these are not available, statutory credits.
63. This appears to tie in with the submitted landscape plan, although this plan does not accurately demonstrate the layout of the parking area or the position of retaining walls. However, regardless of this, it is demonstrated that 10% BNG could be achieved on site, subject to further information that can be secured through the BNG condition. Should 10% BNG not be achieved on the site, then the BNG hierarchy shall apply with the requirement of offsite credits.
64. Although the exact details of any off-site BNG contribution would not be required until after determination of the application, when discharging the biodiversity gain condition. Paragraph 19 of the BNG Planning Practice Guidance advises that consideration should be given at determination of an application of whether the biodiversity gain condition is capable of being successfully discharged. This includes consideration of whether the appropriate balance expected between onsite and offsite gains has been achieved in accordance with the Biodiversity Gain Hierarchy.
65. The tree planting appears to be in communal areas and not in private gardens, but this requires clarification. Any proposed habitat features shown on the plans within areas of private garden may not count towards the final post development biodiversity score. Statutory credits may therefore be required, although the proposed landscaping features are also positive and can be conditioned as part of the site landscaping.

S106/Contributions

66. Mitigation of the impact of the proposed development on recreational facilities; Dorset Heathlands and Poole Harbour Special Protection Areas; and strategic transport infrastructure is provided for by the Community Infrastructure Levy (CIL) Charging Schedule adopted by the Council in February 2019. In accordance with CIL Regulation 28 (1) this

confirms that dwellings are CIL liable development and are required to pay CIL in accordance with the rates set out in the Council's Charging Schedule.

67. The site is within 5km (but not within 400m) of Heathland SSSI and the proposed net increase in dwellings would not be acceptable without appropriate mitigation of their impact upon the Heathland. As part of the Dorset Heathland Planning Framework a contribution is required from all qualifying residential development to fund Strategic Access Management and Monitoring (SAMM) in respect of the internationally important Dorset Heathlands. This proposal requires such a contribution, without which it would not satisfy the appropriate assessment required by the Habitat Regulations.
68. In addition, the proposed net increase in dwellings would not be acceptable without appropriate mitigation of their recreational impact upon the Poole Harbour SPA and Ramsar site. A contribution is required from all qualifying residential development in Poole to fund Strategic Access Management and Monitoring (SAMM) in respect of the internationally important Poole Harbour. This proposal requires such a contribution, without which it would not satisfy the appropriate assessment required by the Habitat Regulations.
69. The applicant entered into a S106 agreement under the previous permission (APP/24/00786/F) which included a clause covering any subsequent S73 applications and as such no Deed of Variation is required, and they are only required to pay the uplift in contributions to secure appropriate mitigation. This payment has been received and the proposal will accord with the provisions of Policy PP32 and PP39 of the Poole Local Plan, Poole Harbour Recreation 2019-2024 SPD and The Dorset Heathlands Planning Framework 2020-2025 SPD.

Other matters

70. A number of public representations also state plans are inaccurate or include misrepresentations. The plans provided are drawn to scale by an appropriately qualified professional (Architect) and officers need to consider the proposal before them, which includes alterations as set out in the above report. Should any material differences be observed during construction then this can be addressed through the Council's planning enforcement powers as necessary.

Planning Balance / Conclusion

71. The Council cannot currently demonstrate a 5-year supply of deliverable sites for housing. Furthermore, the results of the latest Housing Delivery Test, published in December 2024, confirm that an insufficient number of homes have been built in the Poole area over recent years. As a result of the shortfall, policies related to the location and supply of housing are deemed to be out of date. In such circumstances, Paragraph 11d and footnote 8 of the National Planning Policy Framework (the Framework) require that permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework as a whole.
72. The proposal would continue to provide 4 new homes that would assist in meeting need in the area.
73. Subject to conditions, the proposal would not cause harmful impacts to the character of the area or Conservation Area, or adversely impact upon residential amenity, result in issues of highway safety or congestion, or result in harm to protected species or trees. As such, the proposal is considered to accord with the relevant policies of the Poole Local Plan and the NPPF.

Recommendation

74. 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 of 17/04/2025.

Reason: To prevent the time limit for implementation of the original permission being altered in accordance with the requirements of section 73 Town and Country Planning Act 1990 (as amended).

2. The development hereby permitted shall be carried out in accordance with the following approved plans and documents, unless otherwise stated by other conditions or legal agreement;

Tree Protection Plan - 554.1/TPP/3A Rev A

Street Scene - 9765/203 Rev I

Connection Plan - 9765/208

Level Plan - 9765/207 Rev A

Proposed Elevations - 9765/402 Rev B

Site Sections - 9765/404 Rev A

Proposed Floor Plans - 9765/401 Rev F

Site Plan - 9765/400 Rev C

Arboricultural Impact Assessment 554.1/AIA/3/A

Arboricultural Method Statement 554.1/AMS/3/A

KJF Consultancy Ltd Bat Survey Report on 16 Lakeside Road dated 06.09.24. 22

BNG Metric dated 24th July 2024

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

3. The development hereby permitted shall be carried out in accordance with the EEG Report ref: B4913/25/SI Geo-Environmental Site Investigation Report (Dated May 2025) and Email correspondence from Julian Case (including Katie Herrington and Matthew Singleton) of the 19/06/2025, 17/06/2025; 10/06/2025; 09/06/2025; 06/06/2025; 30/05/2025 and approved on 19th June 2025.

Reason: To maintain ground stability such that adverse impacts on the adjacent chine slopes and services are avoided.

4. No part of the development hereby permitted shall be occupied unless the drainage scheme has been installed, which has first been submitted to and approved in writing by the local planning authority; The scheme shall in particular include: (a) Arrangements for the discharge of foul and surface water that takes into account the Geotechnical Interpretative Report (GIR) and Ground investigation report required by condition 3; [(b) A management and maintenance plan for the lifetime of the development that secures the operation of the approved drainage scheme throughout this time]; and (c) A timetable for delivery. The development shall only be carried out in accordance with the approved drainage scheme and at all times the arrangements for the discharge of foul and surface water shall be maintained and managed in accordance with that approved scheme.

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.

5. The development hereby permitted shall be carried out in accordance with the Condition Supervision Report and email from Fred Ingarfield dated 18/06/2025 and approved on 19th June 2025. The so approved details shall form the RPA as referred to in conditions 6.

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

6. No excavation within the RPA of T001, as defined by condition 5, shall be commence, unless details of the retaining walls and associated paraphernalia have been first been submitted to and approved in writing by the Local Planning Authority. These details shall comprise: a) The position, thickness and means of installation of any retaining walls and changes to land levels, taking account of the findings of the Geotechnical Interpretive Report and Ground investigation required by condition 3 - including any hydrological implications. b) the position of any steps of other means of access associated with such retaining wall. such details shall be carried out in accordance with the so approved details.

Reason: To ensure that retained trees and their rooting environments are afforded adequate physical protection and this is a pre-commencement condition to prevent any harm being caused to those trees that might result from any other work being carried out in relation to the development.

7. No erection of permanent retaining walls shall be commence, unless details of the retaining walls and associated paraphernalia have been first been submitted to and approved in writing by the Local Planning Authority. These details shall comprise: a) The position, thickness and means of installation of any retaining walls and changes to land levels, taking account of the findings of the Geotechnical Interpretive Report and Ground investigation required by condition 3 - including any hydrological implications. b) the position of any steps of other means of access associated with such retaining wall. such details shall be carried out in accordance with the so approved details.

Reason: To ensure that retained trees and their rooting environments are afforded adequate physical protection and this is a pre-commencement condition to prevent any harm being caused to those trees that might result from any other work being carried out in relation to the development.

8. No excavation work during the implementation of the development hereby permitted, within the root protection areas as set out in condition 5 (T001), shall take place unless it is hand dug and no tree root within any such root protection area in excess of 20mm in diameter shall be severed without the prior written approval of the local planning authority.

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

9. The development hereby permitted shall be carried out in accordance with the Condition Supervision Report, Email from Fred Ingarfield dated 18/06/2025 and 19/06/2025, Arboricultural Impact Assessment 554.1/AIA/3/A, and Arboricultural Method Statement A approved on 19th June 2025.

Until such time as the Approved Tree Protection Measures have all been removed, nothing shall be stored or placed in any area secured by any part of the Tree Protection Measures nor shall the ground levels within those areas be altered or any excavation made without the written consent of the local planning authority.

Reason: To ensure that retained trees and their rooting environments are afforded adequate physical protection and this is a pre-commencement condition to prevent any

harm being caused to those trees that might result from any other work being carried out in relation to the development.

10. With the exception of the requirements of conditions 4,5,6, and 8, all works relating to the ground clearance, tree works, demolition and development with implications for trees shall be carried out as specified in the approved arboricultural method statement, and shall be supervised by an arboricultural consultant holding a nationally recognised arboricultural qualification.

Reason: To prevent trees on site from being damaged during construction works and in accordance with Policy PP27 of the Poole Local Plan (November 2018)

11. The development hereby permitted shall be carried out in accordance with the Condition Supervision Report, email from Fred Ingarfield dated 18/06/2025 and 19/06/2025, Arboricultural Impact Assessment 554.1/AIA/3/A, and Arboricultural Method Statement A approved on 19th June 2025. Any approved remedial works shall subsequently be carried out under strict supervision by the arboricultural consultant immediately following that approval.

Reason: In order that the Local Planning Authority may be satisfied that the trees to be retained on-site will not be damaged during the construction works and to ensure that as far as possible the work is carried out in accordance with current best practice and in accordance with Policy PP27 of the Poole Local Plan (November 2018).

12. Prior to the commencement of development above ground level, and following the approval of condition 3 (ground stability), details of proposed ground levels and building heights shall be submitted to and approved in writing by the Local Planning Authority. This shall include; a levels survey of the adjacent ground and buildings height of both number 14 and 18 Lakeside, proposed completed ground levels across the whole of the proposal site, The position and thickness of any retaining required retaining walls. proposed floor levels of each floor within the proposed building All measurements shall be stated in Datum points and any elevations scaled.

Reason: In the interest of the Character and appearance of the Conservation and Area.

13. No part of the development hereby permitted shall be occupied unless details as to the position(s), design(s), material(s) and type(s) of boundary treatment to be provided in respect of the development have first been submitted to and approved in writing by the local planning authority. No part of the development shall be occupied unless the boundary treatment has been fully provided in accordance with the approved details. Reason: In the interests of amenity.

14. No part of the development hereby permitted shall be constructed above the proposed finished ground level unless details of the materials to be used in the construction of the external surfaces including any roof have first been submitted to and approved in writing by the local planning authority. The submitted details shall include samples of all such materials unless otherwise agreed in writing by the local planning authority. The development shall only be carried out in accordance with the approved details and once provided the approved materials shall thereafter at all times be retained.

Reason: To ensure that the impact of the development on the visual amenities of the locality is acceptable.

15.No part of the development hereby permitted shall be occupied unless the balconies to the side elevations of the development hereby approved are obscure glazed and of a height ground that floor level of at least 1.8 metres in height.

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

16.No part of the development hereby permitted shall be occupied unless the windows to the rear elevation of the top floor are obscured glazed which conforms with or exceeds Pilkington Texture Glass Privacy Level 3 (or an equivalent level in any replacement standard), and fixed shut. The obscured glazed windows shall thereafter at all times be retained in a manner that fully accords with the specifications of this condition.

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

17.The development hereby permitted shall be carried out in accordance with the Advanced demolition appendix 24, Demolition rams – 16 lakeside road, and Doc-20250417-wa0001, approved on 19th June 2025. The development shall thereafter at all times only be carried out in accordance with the approved Demolition and 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.

18.No part of the development above ground level hereby permitted shall commence unless the vehicle parking, turning, and bin stores have first been fully constructed and laid out in accordance with details that have been first submitted to and approved in writing by the Local Planning Authority. Such details shall clearly show the vehicle turning area, visibility splay areas, parking spaces, including electric charging points, and the bin stores.

Such approved details shall be completed prior to the first occupation of the development and shall be permanently retained.

Reason: In order to ensure adequate provision is made for the parking of vehicles, and visual amenity.

19.The visibility splay areas, as defined by the approved plan pursuant to condition 17, shall at all times shall be retained at 0.6m above the relatively level of the adjacent highway, kept free from all obstructions and maintained in a way that ensures that they provide clear visibility to and from the highway and any access associated with the visibility splays.

Reason: In the interests of highway safety.

20.No part of the development hereby permitted shall be constructed above ground level unless a scheme of soft landscaping including all planting has first been submitted to and approved in writing by the local planning authority. The approved landscaping scheme shall be carried out in the first planting season following substantial completion of the development or the first occupation of any part of it, whichever is the sooner. Any tree or plants found damaged, removed, dead or dying in the first 5 years following its planting shall be replaced with a tree/plant of the same species and similar size or such other species and size as has otherwise been submitted to and approved in writing by the local planning authority.

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

Informatives

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

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

2. This grant of permission is to be read in conjunction with the Legal Agreement dated 2nd October 2024.
3. The applicant should be aware that the proposals could result in damage to the root system of the trees and hedge on the adjoining boundary. While the excavation for the footings will not render the tree(s) unsafe, you are advised to notify the owner of the tree(s) of your proposals prior to commencement and if necessary take independent arboricultural advice.
4. The applicant is requested to give the Council Tree Team three working days' notice of the work being carried out.
5. 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>.
6. 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 29 required in respect of this permission would be Bournemouth, Christchurch and Poole Council. There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are listed in paragraph 17 of Schedule 7A of the Town and Country Planning Act 1990 and the Biodiversity Gain Requirements (Exemptions) Regulations 2024.

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

7. 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.

Background Documents:

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

Notes.

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

Reference to published works is not included.

Case Officer Report Completed

Officer: ADL

Date: 18/03/2026

Agreed by: Katie Herrington

Date: 18/03/2026

Comment:

Appropriate Assessment



Applicable to development in Poole Local Plan area

Application Ref: P/25/05046/CONDR

Address: 16 Lakeside Road Poole BH13 6LR

Site Proposal: Variation of condition No. 2 (Plans List) of planning permission APP/24/00786/F (Original description of development - Demolish existing buildings and erect block of 4 flats with parking) for revised internal layouts, altered exterior materials palette, amendment to terraces, straighten angle of south eastern wall and reduced width of top floor

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

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

- Dorset Heathlands Planning Framework Supplementary Planning Document (SPD);
- Dorset Heathlands Interim Air Quality Strategy;
- Nitrogen Reduction in Poole Harbour SPD; and
- Poole Harbour Recreation SPD.
- New Forest National Park Revised Habitat Mitigation Scheme SPD (July 2020)
- Footprint Ecology - New Forest Strategic Access Management and Monitoring Strategy (2023)
- Footprint Ecology – Discussion and analysis relating to the New Forest SAC/SPA/Ramsar and a zone of influence for recreation. (2021)
- Footprint Ecology – Recreational use of the New Forest SAC/SPA/Ramsar: Impact of recreation and potential mitigation approaches. (2020).
- New Forest Planning Position Statement (2025)

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

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

Designated site	Applicable plan area	Likely Significant Effect?	Adverse effects caused by:
<ul style="list-style-type: none"> • Dorset Heathlands SPA 	<p>BCP (Bournemouth,</p>	<p>Yes</p>	<p>The proximity of urban development and its related effects including recreational pressures, arson, enrichment, etc. which arise from this development, requires measures to avoid and mitigate the effects.</p>

<ul style="list-style-type: none"> • Dorset Heathlands Ramsar • Dorset Heaths SAC • Dorset Heaths (Purbeck & Wareham) & Studland Dunes SAC 	Christchurch & Poole) ¹		The impact of residential development on these sites and the suitability and robustness of avoidance and mitigation measures has already been considered as set out in the Dorset Heathlands Planning Framework 2020 - 2025 SPD, the Dorset Heathlands Interim Air Quality Strategy - Phase 2 Interim Measures for 2020-2025 and the underpinning evidence base and plan level HRA work.
<ul style="list-style-type: none"> • New Forest SAC • New Forest SPA and Ramsar 	BCP	Yes/	The proximity of urban development and its related effects including recreational pressures, which arise from this development, requires measures to avoid and mitigate the effects. The impact of residential development on these sites and the suitability and robustness of avoidance and mitigation measures has already been considered as set out in the New Forest National Park Revised Habitat Mitigation Scheme SPD (July 2020). Footprint Ecology - New Forest Strategic Access Management and Monitoring Strategy (2023), New Forest Strategic Access Management and Monitoring Strategy (2023); and the draft New Forest Access Management & Monitoring (SAMM) Strategy and the underpinning evidence base and plan level HRA work.
<ul style="list-style-type: none"> • Poole Harbour SPA • Poole Harbour Ramsar 	P (Poole)	Yes	Nutrient enrichment arising from within the harbour catchment from a number of sources acting in combination, including that arising from the increasing population related to additional residential developments, the proposal requires measures to avoid and mitigate the effects. Furthermore, the proximity of new development to Poole Harbour is also likely to add further recreational pressure upon Poole Harbour as a result of this development. The proposal therefore requires measures to avoid and mitigate the effects. The impact of residential development on these sites and the suitability and robustness of avoidance and mitigation measures has already been considered and are set out in the Nitrogen Reduction in Poole Harbour SPD, Poole Harbour Recreation 2019-2024 SPD, and the underpinning evidence base and plan level HRA work.

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

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

Part 1: Compliance with strategic approaches

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

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

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

Impact: An additional 4 flats (removal of 1 house)

Mitigation Strategy	Applicable plan area	Scheme	Specific Project	Cost per home	This application is mitigated by
Dorset Heathlands Planning Framework	BCP	SAMM	SAMMs measures undertaken by the Council and the Urban Heaths Partnership	£527 house, £360 flat	✓ A payment of £882 + 31 uplift towards strategic access management, education and monitoring
		SANG/HIP	Upton Country Park SANG	Based on specific mitigation project	✓ Mitigation projects paid for from the wider CIL pot.
Dorset Heathland Air Quality Strategy	BCP	Direct / Indirect measures	Management of heathland, changing use of land, encouragement of modal shift / zero emission vehicles	Based on specific mitigation project	✓ Mitigation projects paid for from the wider CIL pot.
Poole Harbour Recreation	P	SAMM	Delivery of harbourside mitigation measures	£187 per house, £124 per flat	✓ A payment of £315 + 14 uplift towards strategic access management, education and monitoring.
		PHIP	Delivery of harbourside mitigation measures	Based on specific mitigation project	✓ Mitigation projects paid for from the wider CIL pot.
Nitrogen Reduction in Poole Harbour	P	Offsetting	Dorset Nature Park and other projects	£1,705 per house, £1,164 per flat	✓ Schemes submitted and valid prior to 30th November 2025 : Mitigation projects paid for from the wider CIL pot.

Nitrogen Reduction in Poole Harbour	P	Credits Scheme	Developer calculates the phosphorous load (measured in kg/TP/yr) which is checked and agreed by Council. Credits from Dorset Council and Natural England, to the equivalent nutrient load generated by the development purchased.	Based on nutrient load of the development (various factors influence total load)	✓	Schemes submitted and validated from 1 st December 2025. Mitigation through credits purchased from either of the sites offsetting the nutrient load into the Pole Harbour Total Nitrate load to be mitigated by credits = X kg/TP/yr
The New Forest Strategic Access and Management Plan (October 2023). The draft New Forest Access Management & Monitoring (SAMM) Strategy (October 2024)	BCP	SAMM	Access management within the designated sites; Alternative recreational greenspace sites and routes outside the designated sites; Education, awareness and promotion; Monitoring and research; In perpetuity mitigation and funding	£300 for dwelling	✓	A payment of £0 towards strategic access management, education and monitoring.

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

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

Part 2: Bespoke Mitigation Requirements

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

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

Issue	Proposed Mitigation measures

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

Part 3: Conclusion

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

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

Conclusion

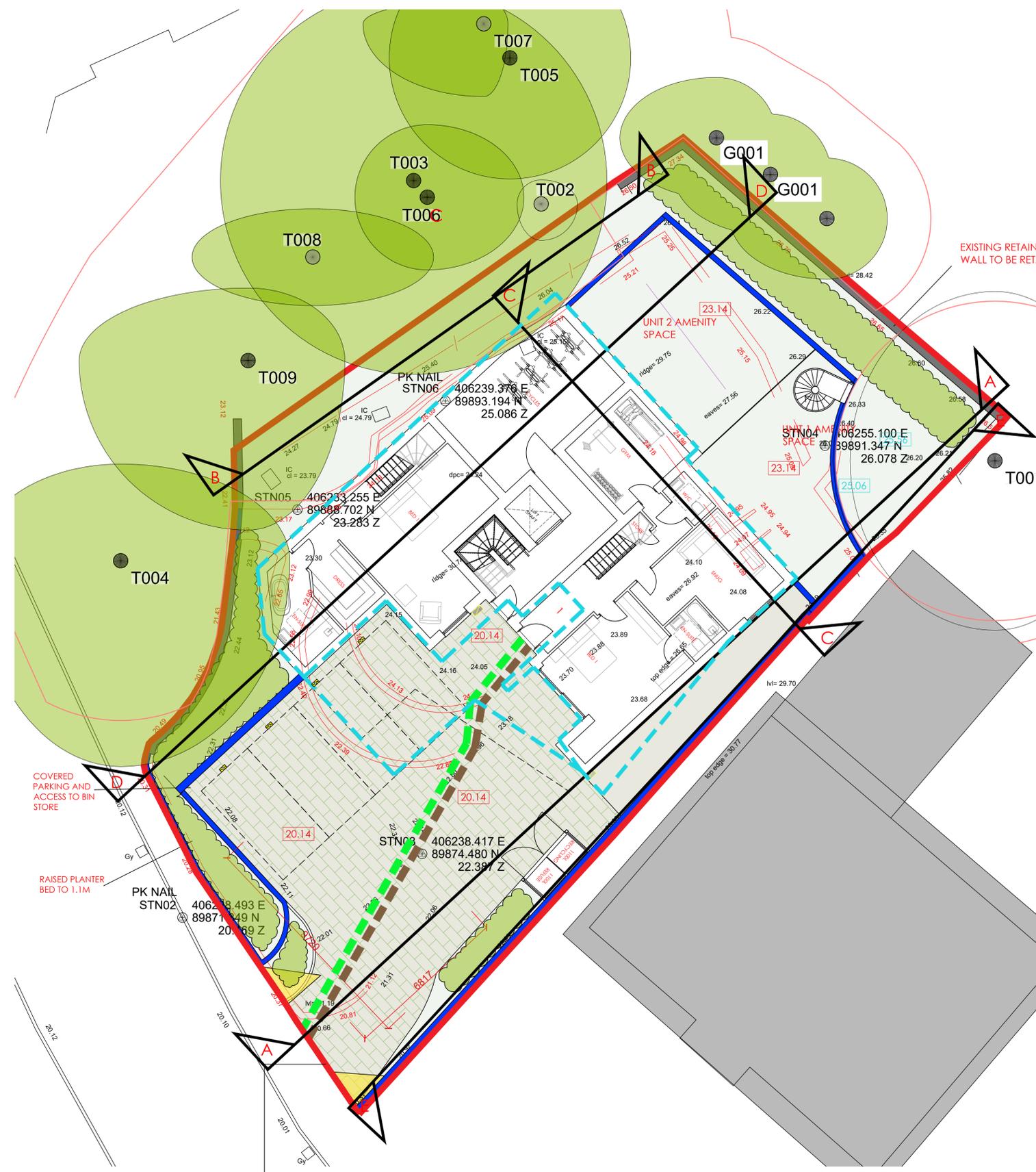
The Council as Competent Authority can therefore conclude that following appropriate assessment and with the necessary mitigation measures secured, there will be no adverse effect on the integrity of the designated sites identified above.

Signatures

Case officer signature.....AD.....

Date.....18/03/2026...

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- Planning drawings are only to be used for planning purposes & no reliance on compliance with Building Regulations should be assumed.
- Drawings must be read as a complete pack and not individually.
- Do not scale. Figured dimensions only to be used.
- Contractors must verify all dimensions and report any discrepancies before putting work in hand or making any site drawings.
- All flat roofs to be fitted with a man safe system to satisfy CDM 2015 regulations unless written confirmation from Principle Designer/Principle Contractor is provided to show alternative compliance has been sought and approved.
- Steel design to be independently checked by steel fabricator for regs. compliance and stamp, prior to construction/erection. Dimensions to be checked before fabrication.
- Mechanical waterproofing specialists (or similar company with relevant PI insurance) to be instructed and detail all basement waterproofing designs. ARC carry no responsibility or PI cover for basement designs in terms of waterproofing or structure in any way.
- A design and risk assessment should form part of our drawing package. If you have not received this form via post, email or collection please contact us for a copy before moving forward with the project.
- We take no responsibility for the depicted site ownership boundary. Clients must notify us if they feel the our plans do not accurately depict their ownership or area of control for planning purposes.
- We do not take responsibility for meeting minimum space as set out in Government Technical housing standards - nationally described space standards document.
- All Cladding & building attachments externally to be set at 1m fire rated.
- We do NOT take any responsibility and do not carry any PI cover in relation to any matters relating to the system Part B building regulations, BS 7991 for fire or EN11 and covering in no way form a fire strategy report. All design details relating to fire safety are shown for indicative purposes only and should be read in conjunction with the latest version of the Appointed Fire Consultant Fire Strategy Document Report - all information contained in such a report supersedes ARC drawings in all aspects. No assumption of any responsibility is accepted. If you are unaware who the appointed fire consultant is or don't have a copy of the latest version of the report please contact arc in writing immediately.
- (EW1) an independent and an appropriately qualified and insured fire consultant/engineer should be appointed by the client/contractor to ensure the finished project is compliant. Some mortgage companies require EW1's on buildings outside of the EW1's standard criteria.
- Part B & Fire Safety: An independent and appropriately qualified fire consultant should be instructed by the client/contractor at the earliest possible point in the design process to ensure compliance with Part B & Fire safety. Please note that subject to fire consultants confirmation the following points may be required in some or all areas of the building: 1) Sprinkler systems (Domestic or commercial) 2) Mechanical smoke extraction 3) Fixed shut fire safety glass 4) some sprinkler systems require large holding tanks 5) plan changes in relation to fire safety could result in loss of usable floor area and potential requirement for additional planning applications. (this list is not exhaustive)



BLOCK PLAN: BASED ON ORDNANCE SURVEY EXTRACT
(OS LICENCE NUMBER: 100007080)
SCALE: 1:500
20m @ 1:500



LOCATION PLAN: BASED ON ORDNANCE SURVEY EXTRACT
(OS LICENCE NUMBER: 100007080)
SCALE: 1:1250
20m @ 1:250

LEGEND

- SITE BOUNDARY
- INDICATIVE PLANTING
- EXISTING LEVELS
- OUTLINE OF APPROVED APPLICATION
- PART R CONNECTIVITY POINT
- PROPOSED LEVELS
- EV CHARGE POINT
- EXISTING RETAINING WALL
- 2M VISIBILITY SPLAYS NOT TO HAVE ANY BOUNDARY TREATMENT OVER 600mm
- RETAINING WALL
- EXISTING TREES
- GRASS BLOCK PAVING

SCHEDULE OF ACCOMMODATION	
SITE AREA: 0.07 HECTARES / 0.17 ACRES	
4 X PARKING SPACES ON SITE	
8 X CYCLE SPACES	
PROPOSED GIA : 677.7 SQM / 7.294 SQFT	
EXISTING GIA @ 187.1 SQM	

No.	Revision.	date	by
C.	Second floor amended following comments	12.03.26	WD
B.	Scheme reduced to be in line with approved front balconies	21.01.26	WD
A.	Unit 2 layout amended.	13.01.26	WD

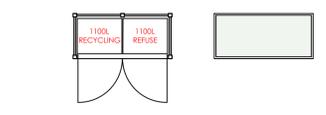
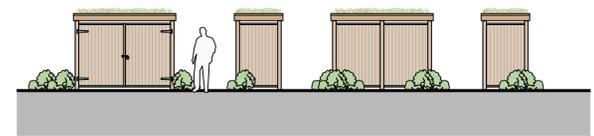
PROPOSED DEVELOPMENT,
16 LAKESIDE ROAD,
POOLE,
DORSET,
BH13 6LR.

SITE, BLOCK & LOCATION PLAN

scale	AS SHOWN @ A1	checked	//
date	NOVEMBER 2025	drawn	WD
9765 / 400		A. B. C.	

ARC Architecture Ltd.

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E-mail: enquires@arcarchitecture.uk
Web: www.arcarchitecture.uk



BIN STORE PLANS
SCALE 1:100

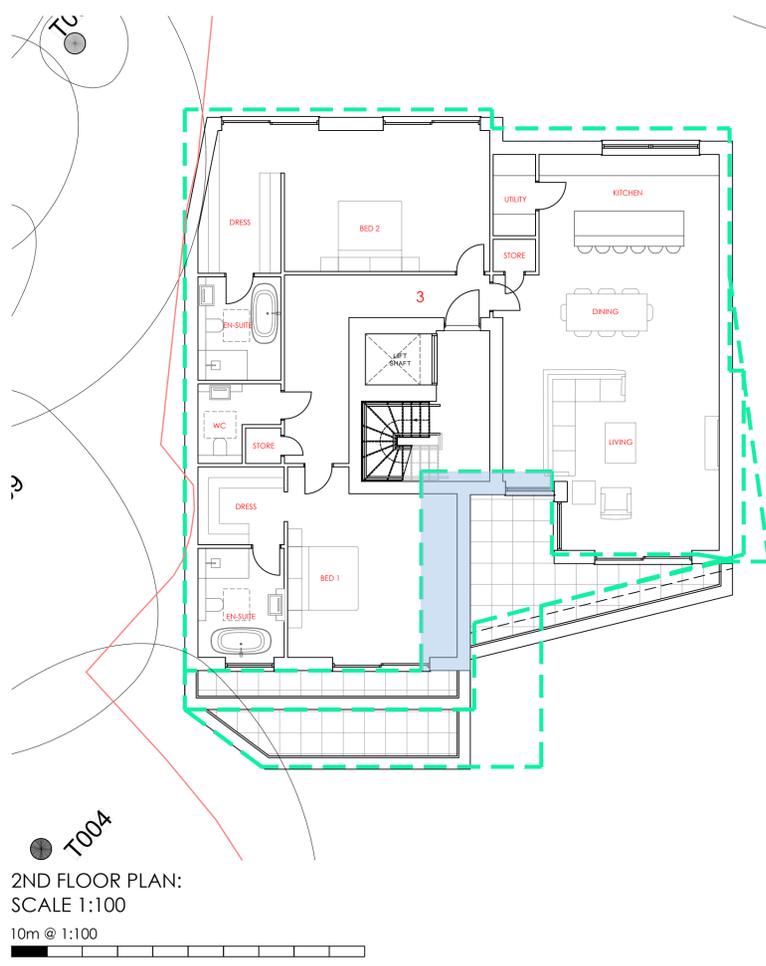
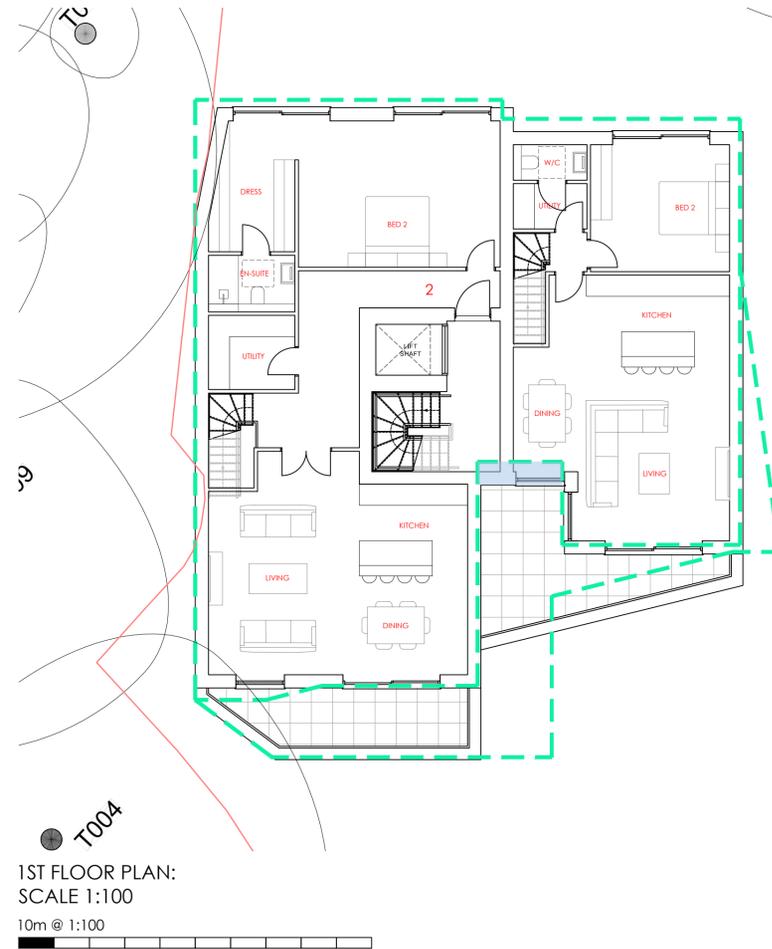
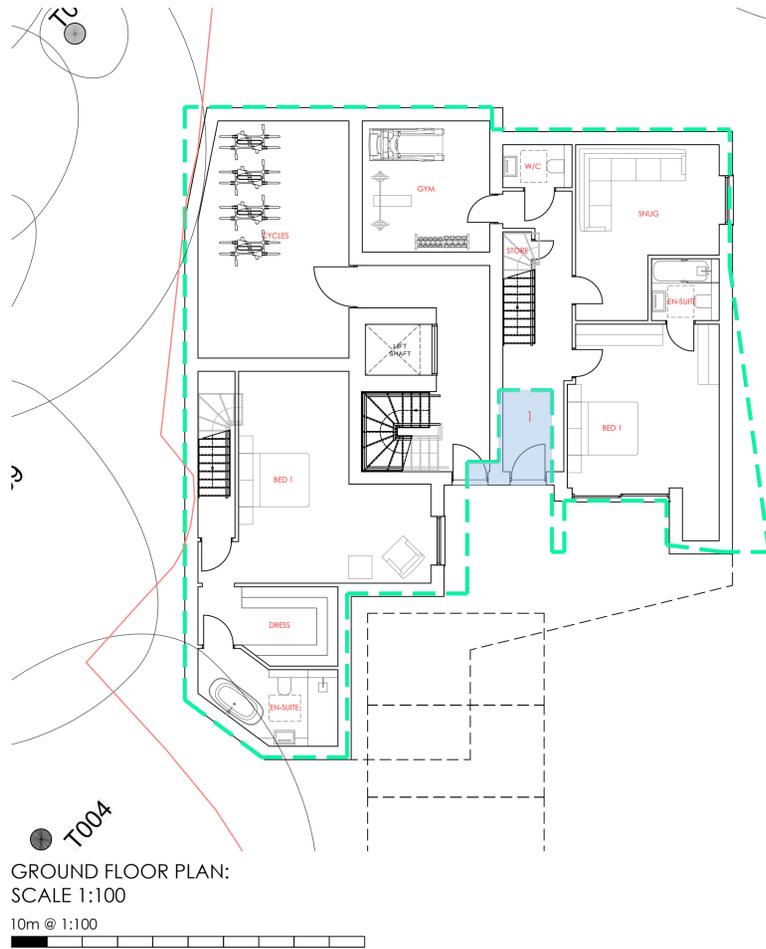
SITE PLAN: BASED ON TOPOGRAPHICAL SURVEY INFORMATION
SCALE 1:100
10m @ 1:100
EXISTING DROPPED KERB TO BE EXTENDED AS NEEDED

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6. All flat roofs to be fitted with a man safe system to satisfy CD44 2015 regulations unless written confirmation from Principle Designer/ Principle Contractor is provided to show alternative compliance has been sought and approved.
7. Stair design to be independently checked by stair fabricator for regs. compliance and slating, prior to construction/ ordering. Dimensions to be checked before fabrication.
8. Mechanical waterproofing specialists (or similar company with relevant PI insurance) to be instructed and detail all basement waterproofing designs. - ARC carry no responsibility or PI cover for basement designs in terms of waterproofing or structure in any way.
9. A design and risk assessment should form part of our drawing package. If you have not received this from us by post, email or collection please contact us for a copy before moving forward with the project.
10. We take no responsibility for the depicted site ownership boundary. Clients must verify as they feel the our plans do not accurately depict their ownership or area of control for planning purposes.
11. We do not take responsibility for meeting minimum space as set out in Government Technical housing standards - nationally described space standards document.
12. All Cladding & building attachments externally to be all A1 fire rated.
13. We do NOT take any responsibility and do not carry any PI cover in relation to any matter relating to fire safety. Part 8 building regulations, BS 9991 for fire or EWS1 and drawings in no way form a fire strategy/ report. All design details relating to Fire Safety are shown for indicative purposes only and should be read in conjunction with the latest version of the Appointed Fire Consultant Fire Strategy Document Report - all information contained in such a report supersedes ARC drawings in all respects. No assumption of any responsibility is accepted. If you are unaware who the appointed fire consultant is or don't have a copy of the latest version of the report please contact arc in writing immediately.
14. EWS1: an independent and an appropriately qualified and insured fire consultant/engineer should be appointed by the client/contractor to ensure the finished project is compliant. Some mortgage companies require EWS1's on buildings outside of the EWS1 standard criteria.
15. Part 8 & Fire Safety: An independent and appropriately qualified fire consultant should be instructed by the client/contractor at the earliest possible point in the design process to ensure compliance with Part 8 & Fire safety. Please note that subject to a fire consultants confirmation/input the following points may be required in some or all areas of the building: 1) sprinkler systems (domestic or commercial) 2) mechanical smoke extraction 3) fixed shut fire safety glass 4) some sprinkler systems require large holding tanks 5) plan changes in relation to fire safety could result in loss of habitable floor area and potential requirement for additional planning applications. (this list is not exhaustive)

LEGEND

-  OUTLINE OF APPROVED APPLICATION
-  AREA OF BALCONY PROJECTING BEYOND APPROVED PLANS



SCHEDULE OF ACCOMMODATION.			
UNIT NO.	BEDS.	SQM.	SQFT.
UNIT 1	2	139.7	1,503
UNIT 2	2	152.7	1,643
UNIT 3	2	165.0	1,776
UNIT 4	2	99.6	1,072

- F. Second floor amended following comments 13.03.26 WD
- E. Scheme reduced to be inline with approved front balconies 21.01.26 WD
- D. Tree canopies added 19.01.26 WD
- C. Area of balcony projecting beyond approved plans added 19.01.26 WD
- B. Unit 2 layout amended. 13.01.26 WD
- A. Outline of approved floor plans added. 05.01.26 WD

No.	Revision.	date	by

PROPOSED DEVELOPMENT,
16 LAKESIDE ROAD,
POOLE,
DORSET,
BH13 6LR.

PROPOSED FLOOR PLANS

scale AS SHOWN @ A1	checked //
date NOVEMBER 2025	drawn WD
9765 / 401	A B C D E F

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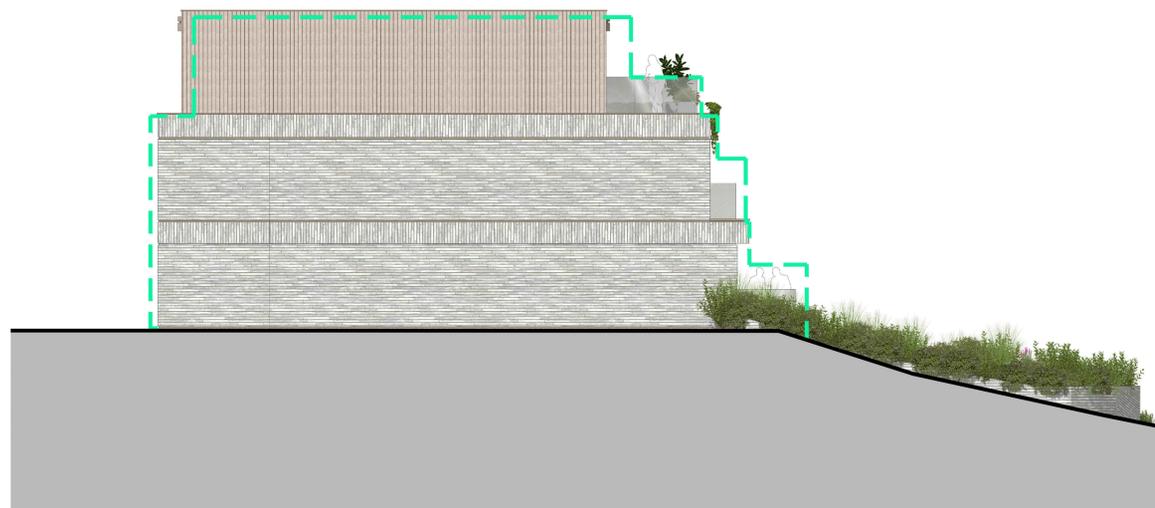
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 7. Shop design to be independently checked by their fabricator for nega. compliance and sizing, prior to construction/ ordering. Dimensions to be checked before fabrication.
 8. Mastic/sealant waterproofing specialists (or similar company with relevant PI insurance) to be instructed and detail all basement waterproofing designs. -ARC carry no responsibility or PI cover for basement designs in terms of waterproofing or structure in any way.
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- EVS1:** an independent and an appropriately qualified and insured fire consultant/engineer should be appointed by the client/contractor to ensure the finished project is compliant. Some mortgage companies require EVS1's on buildings outside of the EVS1 standard criteria.
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FRONT SOUTH WEST ELEVATION:
SCALE 1:100

10m @ 1:100



SIDE NORTH WEST ELEVATION:
SCALE 1:100

10m @ 1:100



REAR NORTH EAST ELEVATION:
SCALE 1:100

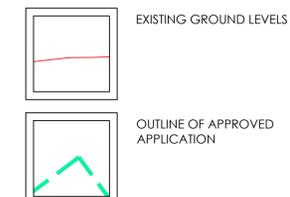
10m @ 1:100



SIDE SOUTH EAST ELEVATION:
SCALE 1:100

10m @ 1:100

LEGEND



MATERIAL SCHEDULE (A1 FIRE RATED):-

- EXTERNAL WALLS:-**
- . LIGHT GREY/BUFF BRICKWORK
 - . BRONZE EFFECT CLADDING
 - . TIMBER EFFECT CLADDING
- BALCONIES:-**
- . BRONZE EFFECT POWDER COATED ALUMINIUM
- WINDOWS & DOORS:-**
- . BRONZE CASEMENT
- ROOF:-**
- . SINGLE PLY MEMBRANE WITH ALUMINIUM FASCIA AND UNDER EAVES

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

B.	Second floor amended following comments	13.03.26	WD
A.	Scheme reduced to be inline with approved front balconies	21.01.26	WD

No.	Revision.	date	by

PROPOSED DEVELOPMENT,
16 LAKESIDE ROAD,
POOLE,
DORSET,
BH13 6LR.

PROPOSED ELEVATIONS

scale	AS SHOWN @ A1	checked	//
date	NOVEMBER 2025	drawn	WD
9765 / 402		A.	
		B.	

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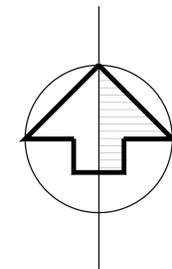


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LEGEND

-  WATER CONNECTION TO SPECIALIST DESIGN
-  ELECTRIC CONNECTION TO SPECIALIST DESIGN



A. Unit 2 layout amended.		13.01.26	WD
No.	Revision.	date	by

PROPOSED DEVELOPMENT,
16 LAKESIDE ROAD,
POOLE,
DORSET,
BH13 6LR.

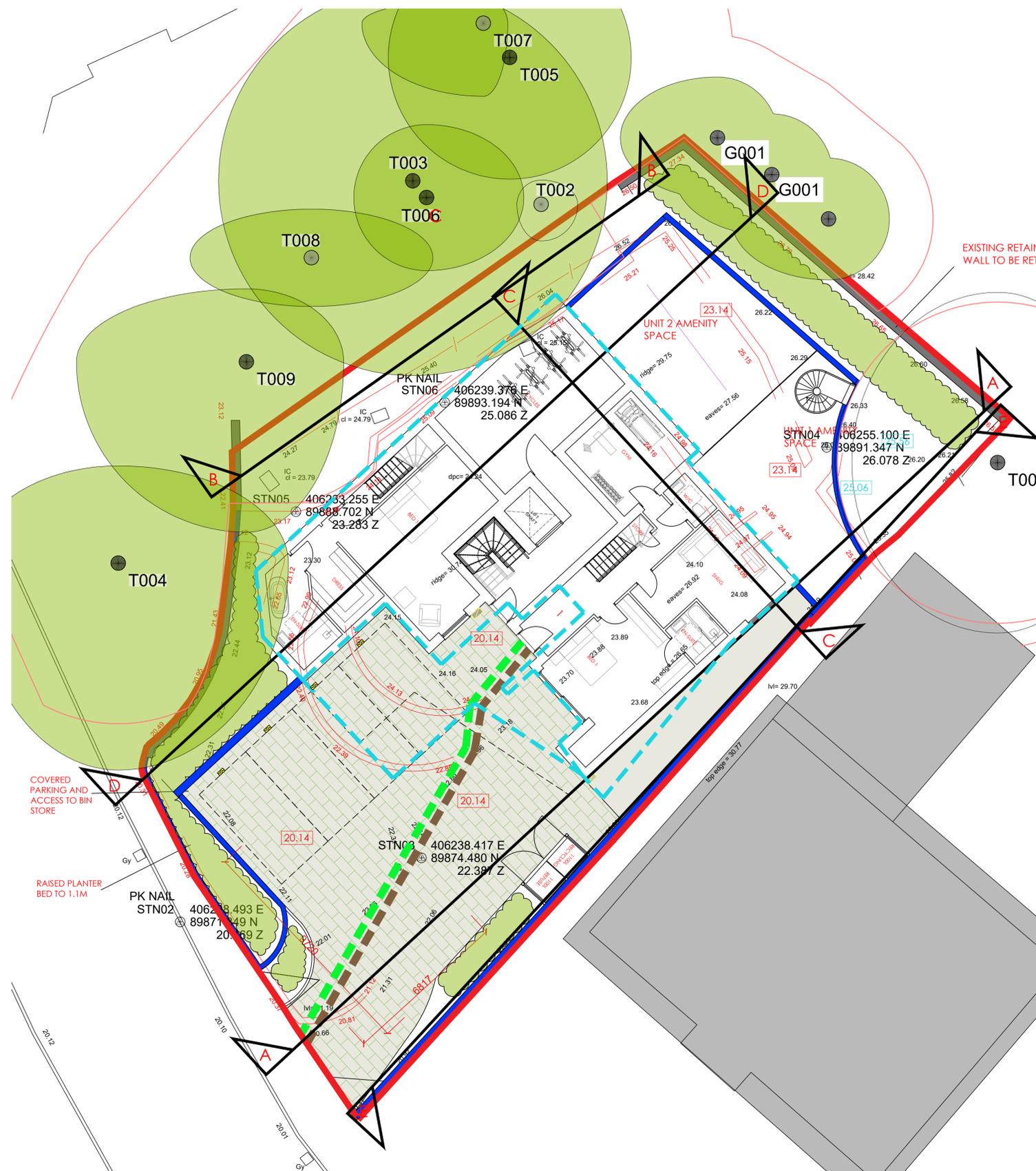
ELECTRIC & WATER CONNECTION PLAN

scale AS SHOWN @ A1	checked //										
date NOVEMBER 2025	drawn WD										
9765 / 405	A. <table border="1" style="display: inline-table; border-collapse: collapse;"><tr><td style="width: 15px; height: 15px;"></td><td style="width: 15px; height: 15px;"></td></tr></table>										

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SITE PLAN: BASED ON TOPOGRAPHICAL SURVEY INFORMATION
SCALE 1:100

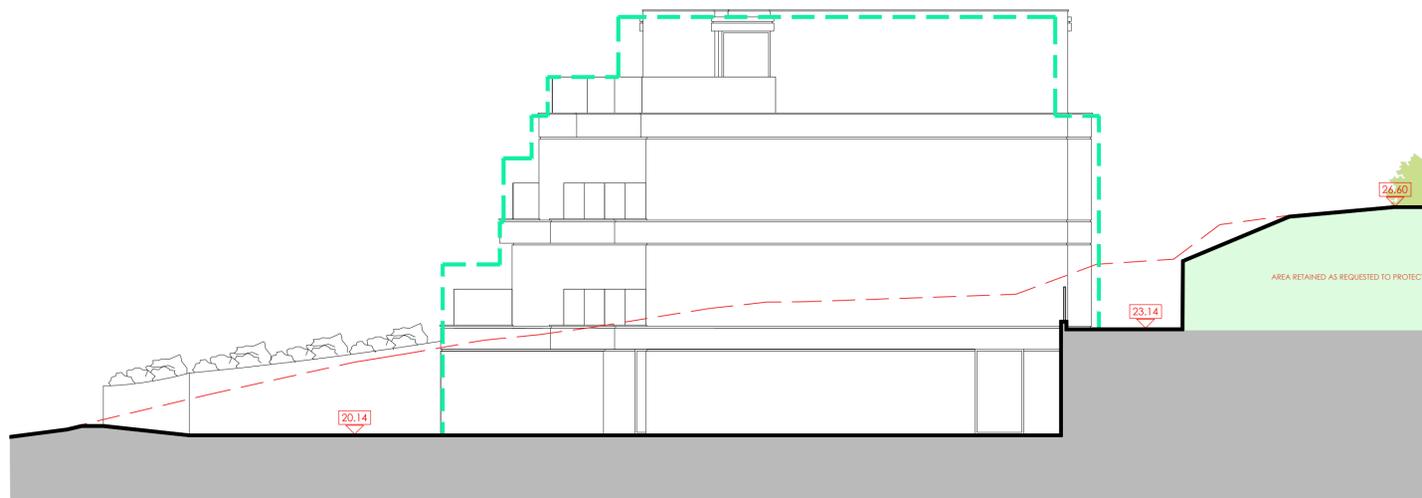


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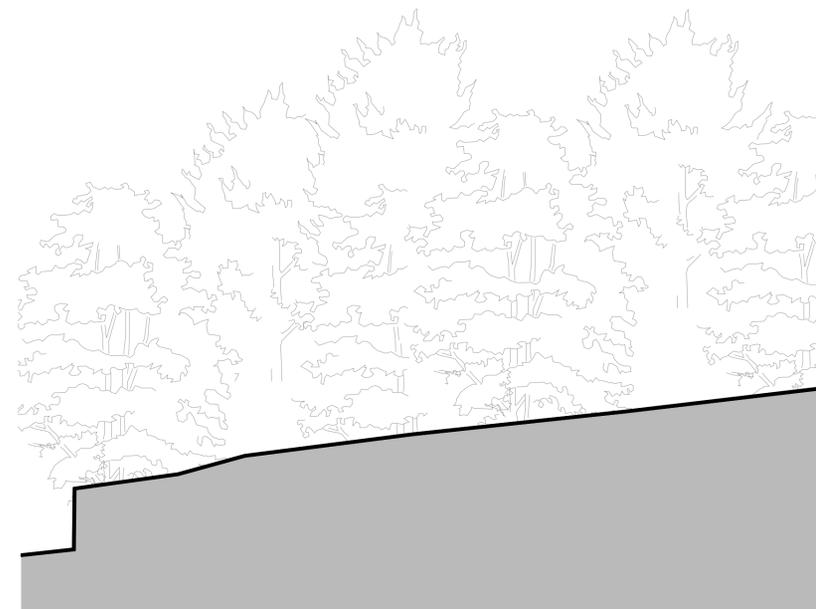
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LEGEND

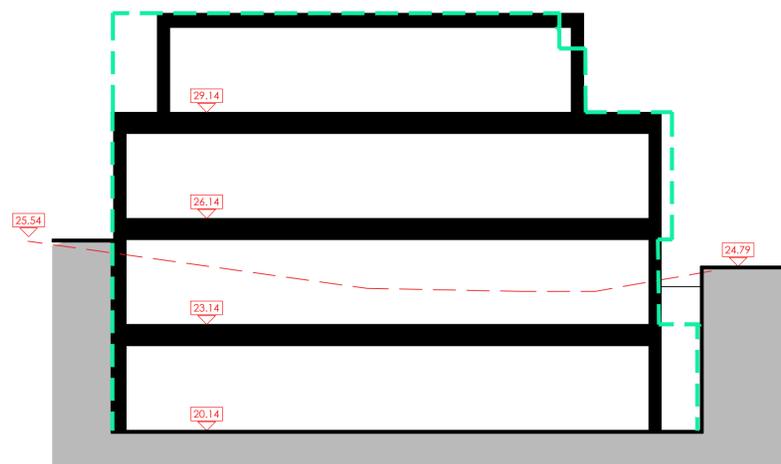
	EXISTING GROUND LEVELS
	OUTLINE OF APPROVED APPLICATION



SITE SECTION A-A
SCALE 1:100 @A1



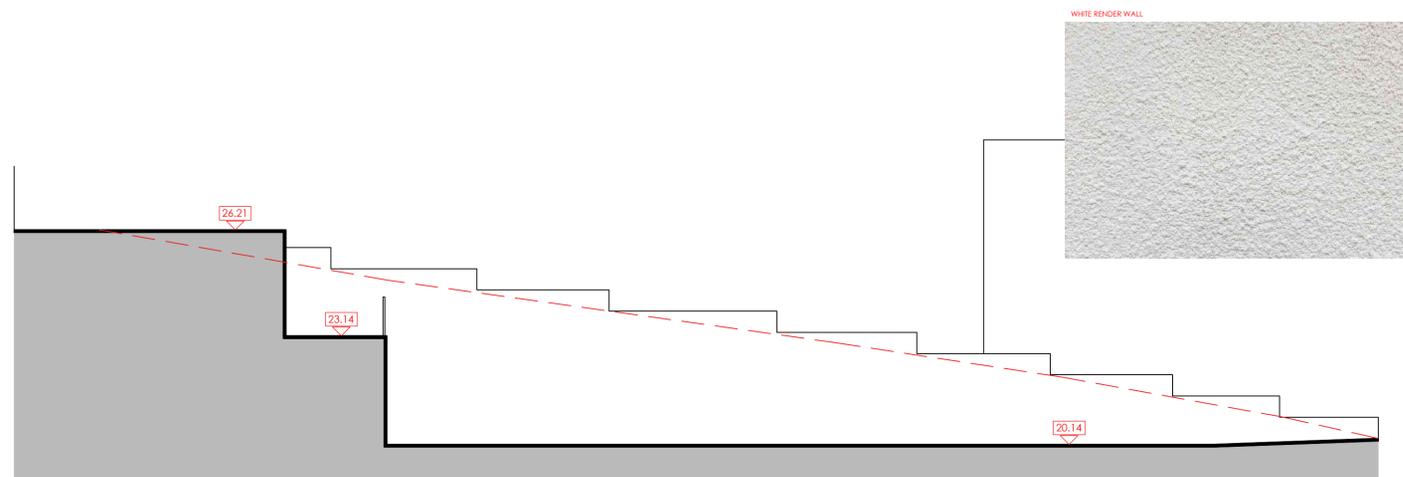
SITE SECTION B-B
SCALE 1:100 @A1



SITE SECTION C-C
SCALE 1:100 @A1



SITE SECTION D-D
SCALE 1:100 @A1



SITE SECTION E-E
SCALE 1:100 @A1

49

A. Scheme reduced to be inline with approved front balconies 21.01.26 WD

No.	Revision.	date	by

PROPOSED DEVELOPMENT,
16 LAKESIDE ROAD,
POOLE,
DORSET,
BH13 6LR.

SITE SECTIONS

scale	AS SHOWN @ A1	checked	//
date	NOVEMBER 2025	drawn	WD
9765 / 404		A.	

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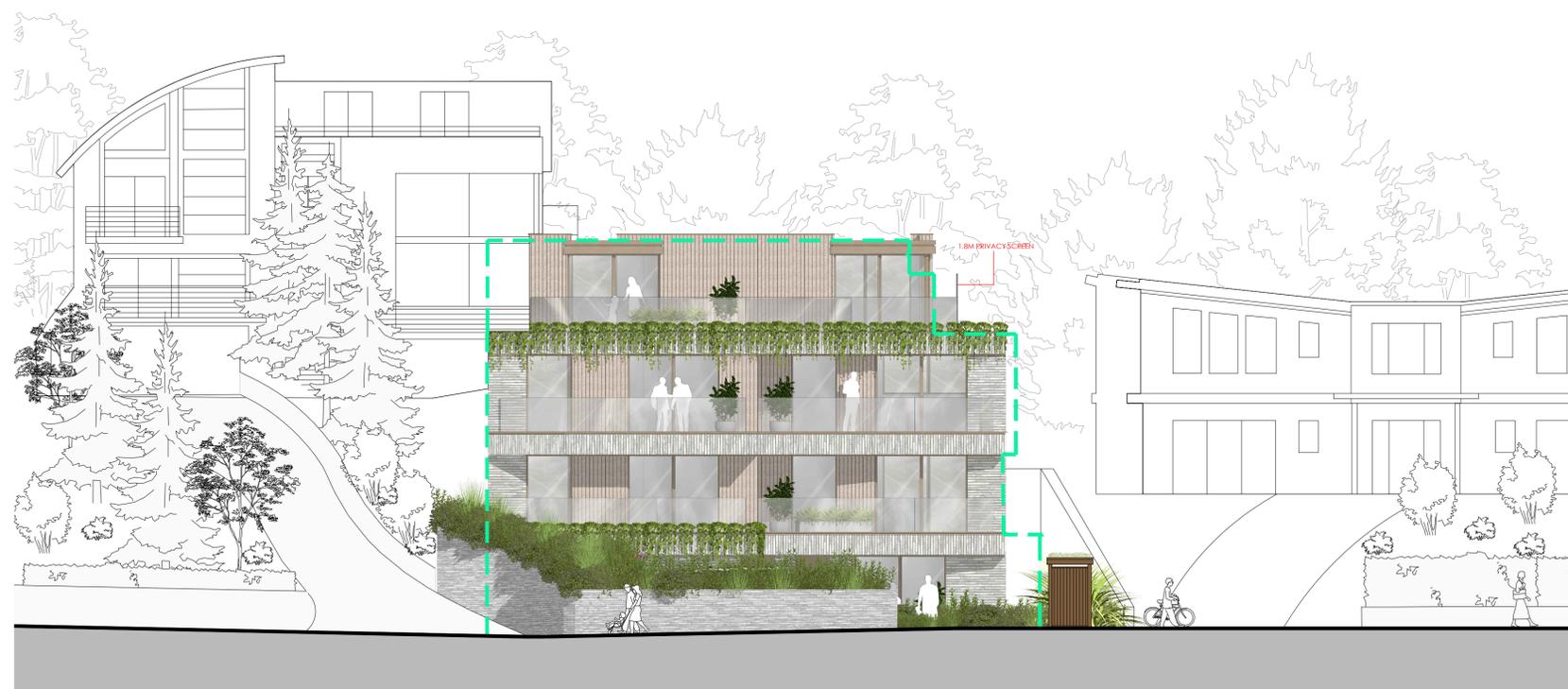
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LEGEND



INDICATIVE IMAGE:
SCALE: NTS



STREET SCENE (FOR INDICATIVE PURPOSES ONLY):
SCALE: 1:100

No.	Revision.	date	by
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PROPOSED DEVELOPMENT,
16 LAKESIDE ROAD,
POOLE,
DORSET,
BH13 6LR.

INDICATIVE IMAGE & STREET SCENE

scale AS SHOWN @ A1	checked //
date NOVEMBER 2025	drawn WD

9765 / 403

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Planning Committee

Application Address	39 Shillito Road Poole BH12 2BW
Proposal	Alterations, loft conversion with rear roof dormer extension and a change of use from a dwelling (C3 Use) to a 7 bedroom HMO (Sui Generis Use) for a maximum occupancy of 7 people, with associated cycle and bin store.
Application Number	P/26/00207/FUL
Applicant	James Haggett Property Investments Ltd
Agent	Mr Matt Annen Pure Town Planning
Ward and Ward Member(s)	Newtown & Heatherlands ward Councillor Millie Earl Councillor Marion Le Poidevin Councillor Sandra Mackrow
Report status	Public
Meeting date	2 April 2026
Summary of Recommendation	Grant in accordance with the details set out below
Reason for Referral to Planning Committee	20+ objections have been received from properties located within a 1-mile radius from the site.
Case Officer	Carolyn Goddard
Is the Proposal EIA Development?	No

Description of Proposal

1. Planning permission is sought for alterations, a loft conversion with rear roof dormer extension and a change of use from a dwelling (C3 use) to a 7 bedroom HMO (Sui generis use) for a maximum occupancy of 7 people, with associated cycle and bin store.

Description of Site and Surroundings

2. The existing property is a 2 storey terrace house finished in a red brick with a double height front bay window below a decorative front gable with a slate tiled roof. It is located on the south side of Shillito Road, within the Parkstone area of Poole. To the front is a boundary wall and piers in red brick which matches the brick finish of the front of the property. To the rear is a single storey extension to the existing back addition. There is an outbuilding at the foot of the back garden. The property is located centrally within a terrace of seven dwellings which have a uniform appearance.
3. Many properties along this side of Shillito Road have informal parking areas at the rear.
4. The character of the area is predominantly residential comprising dwellings in a range of architectural styles and finishes. The site is well located in terms of access to public bus services; it is in close proximity to Ashley Road to the south, providing access to local shops and services.

Relevant Planning History

5. None relevant on the site.
6. The development to the rear of the site in Carnegie Close relates to application reference 23740/10 - Erect 5 shop units and 18 flats (in accordance with amended drawings received on 07/11/1988. Approved 1988.

Constraints

7. Poole Harbour Nutrient Catchment Zone.

Public Sector Equalities Duty

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

Other relevant duties

9. In accordance with regulation 9(3) of the Conservation of Habitats and Species Regulations 2017 (as amended) ("the Habitat Regulations), for the purposes of this application,

appropriate regard has been had to the relevant Directives (as defined in the Habitats Regulations) in so far as they may be affected by the determination.

10. For the purposes of section 40 Natural Environment and Rural Communities Act 2006, in assessing this application, consideration has been given as to any appropriate action to further the “general biodiversity objective”.
11. For the purposes of this application, in accordance with section 17 Crime and Disorder Act 1998, due regard has been had to, including the need to do all that can reasonably be done to prevent, (a) crime and disorder in its area (including anti-social and other behaviour adversely affecting the local environment); (b) the misuse of drugs, alcohol and other substances in its area; and (c) re-offending in its area.
12. For the purposes of this report regard has been had to the Human Rights Act 1998, the Human Rights Convention and relevant related issues of proportionality.

Consultations

13. **BCP Highways** - no objections subject to conditions to secure vehicle and cycle parking.
14. **BCP Waste and Recycling** - no objections.
15. **Wessex Water** - no objections.
16. **BCP Ecology** – no objections subject to a condition to secure biodiversity enhancement.

Representations

17. Site notices were posted outside the site on 3 February 2026 with an expiry date of consultation of 24th February 2026.
18. As of 11 March 2026, 39 representations were received, objecting to the proposal for the following reasons:
 - Too many HMOs in the area and on the road already, there should be a limit per street
 - the house is a small two bedroom house that should not be increased in size this significantly
 - does not comply with Policy PP35 of the Local Plan regarding parking access and highway safety, parking is so difficult in the area
 - the extension will increase bulk and massing and be out of keeping with neighbouring dwellings
 - seven people in an HMO represents a materially different impact from a single family dwelling in terms of comings and goings, noise and disturbance
 - incremental loss of family homes in the area
 - there has been noise and disturbance from adjacent HMO for 18 months, with unbearable smell and dust
 - extensions will overlook and overshadow neighbours
 - insufficient space for waste and recycling bins on the site
 - the only gains would be for the developer

- impacts on neighbouring amenity from the extensions and noise
- the rear garden is small and would not leave sufficient amenity space
- stress on local amenities
- the area will be too densely packed, especially as the house is a terrace
- the area is a family area and will cause noise and disturbance to them
- the residents will drive and there is not enough space on the road
- highway safety concerns with children walking to school
- antisocial behaviour and safeguarding concerns
- many in the road already, taking away family houses
- the people that live in them do not contribute to the community
- the extension would be out of keeping and take away from the features of the terrace
- concerns over waste and impacts from vermin

19. Officer comment: The behaviour of future occupants and any financial benefit to the developer are not planning matters and cannot be taken into consideration in the assessment of this application.

Key Issue(s)

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

- Presumption in favour of sustainable development
- Principle of development
- Impacts on the character and appearance of the area
- Impacts on neighbouring amenity
- Impacts on living conditions of future residents
- Impacts on highways and parking
- Biodiversity and Biodiversity Net Gain
- Sustainability considerations
- Waste collection considerations
- Heathlands, Poole Harbour and CIL contributions

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

Policy context

22. 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. In reaching this decision the policies in the Development Plan for the area were taken into account. The development plan in this case comprises the Poole Local Plan, relevant local documents and the National Planning Policy Framework 2024.

23. These include specifically the following policies:

Poole Local Plan (Adopted 2018)

- PP01 Presumption in favour of sustainable development
- PP02 Amount and Broad Location of Development
- PP27 Design
- PP28 Flats and Plot Severance
- PP32 Poole's Nationally, European and Internationally Important Sites
- PP33 Biodiversity and Geodiversity
- PP34 Transport strategy
- PP35 A Safe, Connected and Accessible Transport Network
- PP37 Building Sustainable Homes and Businesses
- PP39 Delivering Poole's Infrastructure

Local documents

- BCP Parking Standards SPD (adopted January 2021)
- The Dorset Heathlands Planning Framework 2020-2025 SPD (Adopted March 2020)
- Nitrogen Reduction in Poole Harbour SPD
- Poole Harbour Recreation 2019-2024 SPD

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

Including in particular the following:

Section 2 - Achieving sustainable development

Section 11 - Making effective use of land

Section 12 - Achieving well designed places

Paragraph 11 –

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

.....

For decision-taking this means:

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

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

i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for refusing the development proposed; or

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

Planning Assessment

Presumption in favour of sustainable development

24. 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 proposal, 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.

25. 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.

26. 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.

27. As of 9 February 2026, BCP Council can demonstrate a 2.55 year housing land supply against the required five year supply, which includes a 20% buffer. Consequently, in accordance with paragraph 11 of the NPPF, the relevant housing policies are considered

out of date, as the local planning authority is unable to evidence a five year supply of deliverable housing sites.

28. The existing property is laid out as a 2 bedroom single dwelling (Use Class C3). There is no mechanism to secure the number of bedrooms of the existing dwelling. Under permitted development rights afforded to the single dwelling, the use can be changed to a small HMO for a maximum of 6 people (Use Class C4) without the need for planning permission. Accordingly, the proposal results in the increase of one additional single occupancy bedroom, equivalent to one additional self-contained flat.
29. The proposed HMO is likely to be a more affordable type of housing that would provide greater choice and meet the needs of those people who might otherwise be unable to afford to rent or purchase a flat or house, whilst making an efficient use of the site and contributing towards the council's housing targets. 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.
30. For this planning application the benefits provided from the supply of an additional home are considered to carry significant weight in the planning balance.

Principle of development

31. The Poole Local Plan sets out a spatial planning framework to meet objectively assessed needs to 2033. In accordance with Policy PP01, the Council will take a positive approach when considering development proposals that reflects the presumption in favour of sustainable development contained in the NPPF. In terms of meeting housing needs, a strategic objective of the Poole Local Plan is to deliver a wide range and mix of homes in the most sustainable locations. Policy PP2 identifies the amount and broad locations of development and states that the majority of new housing will be directed to the most accessible locations within Poole, these being the town centre, district and local centres and locations close to the sustainable transport corridors.
32. The site is within a sustainable location (Zone B), with access to shops, services and public transport. As outlined by Policy PP2, the district centres play an important supporting role to the town centre, providing some of the essential services and facilities within convenient walking and cycling distance of each local community. A sustainable transport corridor is defined by the Poole Local Plan as being 400 metres either side of a road capable of extending service provision by the end of the plan period to four buses per hour (each way) or within 500 metres radius of a railway station. The intention of this policy is that within these areas the majority of higher density development will place a greater number of people within close walking distance of public transport and a range of services/facilities as a convenient alternative to use of the car.
33. This approach is reinforced by Policy PP34 which also states that new development will be directed to the most accessible locations which are capable of meeting a range of local needs and will help to reduce the need for travel, reduce emissions and benefit air quality, whilst PP35 also states that proposals for new development will be required to maximise

the use of sustainable forms of travel. Significant weight therefore must be applied to the provision of additional residential accommodation which meets these policy objectives.

34. In this instance, the proposal represents a form of development located within the sustainable transport corridor as identified by Policy PP2 and indicated on the Proposals Map, being in a sustainable location close to the local services and facilities and with access to the public transport service stops (bus stations) along Ashley Road. As such, the proposed development to create additional accommodation is acceptable in this sustainable location where residential development is supported in accordance with the provisions of Policies PP2, PP34 and PP35. The principle of the development is therefore considered acceptable and is appropriate in this location.
35. Additionally, Policy PP8 states that “As a mix of all housing types and sizes are needed in Poole and in order to provide flexibility, . . . the Council does not prescribe a particular housing mix development should follow. The mix will be considered on a case-by-case basis and will be dependent upon the context of the site and any other issues such as viability”.
36. The Poole Local Plan (November 2018) does not contain any specific planning policies relating to HMOs nor is there an Article 4 direction in place restricting the number of HMOs in the area. Moreover, HMOs are considered to provide a much-needed form of residential accommodation and tenure. The application would therefore contribute to the wide range of homes and mix of tenure in accordance with Policy PP8, as well as contribute to meeting the Council’s housing shortfall.

Impacts on the character and appearance of the area

37. Policy PP27 of the Poole Local Plan seeks to ensure that development exhibits a high standard of design that will complement or enhance Poole's character and local distinctiveness by respecting the setting and character of the site, surrounding area and adjoining buildings by virtue of function, siting, landscaping and amenity space, scale, massing, height, design details, materials and appearance.
38. The subject property is located on the south side of Shillito Road and backs onto a parking courtyard and a terrace of dwellings at Carnegie Close, which lies adjacent to the rear of the shops and services along Ashley Road to the south of the site. The property is located centrally within a terrace of seven dwellings which have a uniform appearance.
39. The proposal involves extending the property at roof level to create habitable rooms within the roof space to facilitate a change of use to a 7 bed HMO. It is proposed to erect a full width dormer to the main roof slope together with a roof extension on top of the back addition. The proposed dormer and extension on top of the back addition would have flat roofs, be set just above eaves level but would not project above the main ridge height. The proposed extension would not be visible from Shillito Road and as such the proposal would preserve the character and appearance of the street scene.
40. Due to their scale and location, the proposed dormer and roof extension would be clearly visible in public views in Carnegie Close at the rear and would stand out within the terrace

which is otherwise unaltered at roof level. However, it is recognised that the proposed rear dormer and roof extension can be built within permitted development rights attributed to the property as a single dwelling. The proposed extensions would be similar to the roof extension at 55 Shillito Road to the west of the site for which no records exist, presumably built as permitted development.

41. Given its design and scale, the proposal would not result in significant harm to the character or appearance of the area. Accordingly, having regard to the fallback position and in a context of varied roofscapes behind a consistent frontage, the overall character and appearance of the building and its contribution to the street scene would not be significantly altered and would overall continue to reflect local characteristics.
42. With regard to the change of use from a residential dwelling to an HMO, it is acknowledged that permitted development allows for a change of use from a residential dwelling (Class C3) to a small HMO (Class C4) for a maximum of 6 people. The intensification to be assessed in this instance therefore relates to one additional single bedroom that would be created over and above the permitted development rights for the dwelling. The change of use to a large HMO (Sui Generis) for 7 single bedrooms would increase the comings and goings of the dwelling and increase the waste storage and cycle provision required. However, that intensification is only marginally increased by one additional bedroom, such that it is not considered that the intensification of the occupation of the property would have a detrimental effect upon the character and appearance of the area.
43. With regard to the outbuildings for bin and bike storage, these would be modest sized buildings that would be erected within the rear garden adjacent to the side boundaries. The bin store would be of around 1.2 metres in height to fit in five bins to total 4m in width and would ensure a neat solution to the disposal of waste. The proposed bike store would be within a building of 5 square metres with a single pitch roof of a maximum height of 2.2 metres. The buildings would therefore be both single storey in scale, of a modest footprint to meet the requirements of the relevant policies and akin to the outbuildings present in the rear gardens of other properties in the terrace. Therefore, they would not result in any detrimental impacts on the character and appearance of the area.
44. The proposed waste storage within the site would not result in a disproportionate demand for space and would not result in a cramped appearance. The residential use of the site would be maintained and as such, the proposed use of the building as 7 bed HMO with associated domestic paraphernalia would not cause adverse harm to the character and appearance of the area in accordance with Policy PP27 of the Poole Local Plan (2018).
45. For these reasons, it is concluded that the proposal would not have a harmful effect on the character and appearance of the property and local area and would accord with Policy PP27 of the Poole Local Plan 2018.

Impact on neighbouring amenity

46. Poole Local Plan Policy PP27 expects that all forthcoming developments are required to have a good standard of design. Sub section C of the policy requires proposals to be

compatible with the surrounding uses and should not prejudice and result in a harmful impact on neighbouring residential amenity when considering levels of sunlight/daylight, privacy, noise and whether the development is overbearing or oppressive.

47. In terms of the change of use, the proposal would result in a 7 bedroom HMO on the site. As stated above, it is permitted development to change the use of the house to a 6 person HMO and therefore the assessment in this instance relates to the impact of one additional single bedroom/person living at the property. This intensification is minor and would not have a materially detrimental impact upon the living conditions of occupants of neighbouring properties in terms of noise or disturbance.
48. The proposed dormer and extension on top of the back addition would not have any impact upon neighbouring properties across the road, to the rear or to No 41 Shillito Road to the west. The proposed dormer and roof extension on top of the back addition would not project beyond the rear or side elevations (respectively) and would not have an overbearing or oppressive impact upon the occupants of No 37 Shillito Road which adjoins the subject property on the eastern boundary. In terms of privacy, two windows are proposed, one within the rear dormer which would face south towards the rear garden and would have the same outlook as the existing windows in the rear elevation below. The other window would face east towards the back addition of No 37 Shillito Road. No 37 does not have any windows in the western elevation of the back addition or any windows in the roof slope. The property dwelling lies within a residential area and therefore mutual overlooking between gardens is common and it is considered that this window would not significantly increase the level of overlooking over and above the relationship that already exists.
49. The two outbuildings to the rear garden would consist of a bin and cycle store. These would be single storey and modest in height and scale, with an outlook over the curtilage of the dwelling at single storey level and would not result in any detrimental impacts on neighbouring amenity.
50. It is therefore overall considered that based on the design, scale, bulk of the proposal and orientation of the neighbouring buildings, the proposed development would not have an adverse effect on the living conditions of the neighbouring occupiers in particular reference to their outlook.
51. The proposal would therefore accord with Policy PP27 of the Poole Local Plan, which supports new development where it would not result in a harmful impact upon amenity in terms of being overbearing or oppressive.

Impacts on the living conditions of future occupiers

52. The proposed HMO would have 7 bedrooms over three floors; each of with en-suite facilities. The submitted details show that all rooms would be single occupancy to accommodate seven people.
53. Each occupant would have access to appropriate bathroom facilities, with all bedrooms having an en-suite bathroom. The property would also feature a kitchen with 2 x kitchen sinks, 2 x ovens and hobs and 2 x fridge freezers to ensure adequate provision for all

residents. This kitchen would lead onto a lounge area within the rear of the building on the ground floor, which would have a sofa area and TV. When measuring the layout of the kitchen, there would be sufficient counter space to meet the requirements for seven people in order to comply with BCP Council's Amenity Standards for HMOs requirements.

54. The accommodation on the ground floor would comprise two bedrooms, each with a small en-suite, and the kitchen and lounge room with access to the garden. The proposed first floor would have three bedrooms with ensuite facilities and second floor with two bedrooms, both also with en-suites. All bedrooms would have sufficient outlook from new or existing windows; the proposed bedrooms within the roof space would have light and outlook from the proposed dormer windows to the rear of the roof slope.
55. The occupiers of each of the rooms would have access to the communal lounge and kitchen, as well as to a private garden of a sufficient size. Taking all the above factors into account, having regard to the level of occupation, together with the overall size and configuration of the building, the proposal is considered to provide a reasonable standard of accommodation for seven occupiers that would not result in unduly oppressive and restrictive living space for occupants of the HMO. The proposal would therefore comply with BCP's Amenity Standard Requirements for Shared House HMOs document, and Policy PP27 of the Poole Local Plan 2018, which requires satisfactory internal amenity conditions for new occupiers.

Impact on highways and parking

56. The site is located within a sustainable location (Zone B), close to the Ashley Road local centre, with good access to shops, services and public transport. BCP Highways were consulted on the application and noted that the proposal would utilise the existing rear access and parking area. The proposed car parking would meet Parking Standards SPD (2021) guidelines of one parking space per HMO, which will be conditioned to ensure that the parking remains unallocated and available for all residents and visitors.
57. BCP Highways considered that sufficient secure and covered cycle parking would also be provided to meet guidelines, with capacity for one cycle per bedroom (to total seven spaces), which will also be secured by condition.
58. It is therefore overall considered that the proposal would be unlikely to give rise to significant highway safety concerns and would comply with Policy PP35 as well as the BCP Parking Standards SPD. The proposal is therefore supported on highway grounds subject to conditions to secure vehicle and cycle parking.

Biodiversity and Biodiversity Net Gain

59. 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 of, and where possible, a net gain in biodiversity.

60. A preliminary roost appraisal (PRA) has been submitted with the application. This found that no evidence of bats was observed and concluded that the building has been assessed as holding negligible potential to support roosting bats due to a lack of available roosting provisions. No further action is recommended. In line with the National Planning Policy Framework (NPPF) and local plan policy to provide net gains for biodiversity, the PRA recommends either the installation of an integrated bat box/brick and/or integrated bird boxes into the new extension. This would be secured by condition.
61. In addition, a 10% biodiversity net gain (BNG) is required as per the Environment Act 2021 though exemptions apply.
62. The proposal is below the threshold due to being a conversion and roof dormer that would not affect 25 square metres of on-site habitat or 5 metres of on-site linear habitats.
63. The only external works would be the cycle & bin stores at the front/rear of the site which measure less than 25 square metres. Therefore, the proposal qualifies for exemption from BNG as it de minimis as per the criteria.

Sustainability considerations

64. Being an existing building, it would be more challenging to deliver an energy efficient and sustainable development in accordance with the requirements of the latest Building Regulations. Moreso, the habitable rooms set within the ground and upper floors would have access to sufficient daylight & sunlight via the existing and new windows (on the proposed dormers), which is considered to provide enough access to natural light and therefore reducing the need to use artificial light which support the aims of Policy PP37 of Poole Local Plan.

Waste collection considerations

65. 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.
66. The proposal relates to an existing building currently being used as residential with associated amenities within the site.
67. Having been consulted, BCP Waste Authority raised no objection and advised that if the HMO generates more waste than the standard and additional allowance, the landlord/managing agent must either arrange for the removal of the waste themselves or pay a registered waste carrier to do so.

Heathlands, Poole Harbour and CIL compliance

68. The site is within 5km of a designated Dorset Heathlands SPA (Special Protection Area) and Ramsar Site, and part of the Dorset Heaths candidate SAC (Special Area of Conservation) which covers the whole of Bournemouth. As such, the determination of any application for an additional dwelling(s) resulting in increased population and domestic animals should be undertaken with regard to the requirements of the Habitat Regulations 1994. It is considered that an appropriate assessment could not clearly demonstrate that there would not be an adverse effect on the integrity of the sites, particularly its effect upon bird and reptile habitats within the SSSI. 105.
69. Therefore, as of 17th January 2007 all applications received for additional residential accommodation within the borough is subject to a financial contribution towards mitigation measures towards the designated sites. A capital contribution is therefore required and in this instance is £1,993, plus a £99.65 administration fee as per April 2025 rates. A legal agreement has been processed by the Council at the time of writing this report although needs to be finalised prior issuing a final decision.
70. In the Poole area, planning applications for residential development will have to avoid adverse effects on the integrity of Poole Harbour caused by the disturbance to protect birds. To mitigate the impact of additional visitors to the harbour we will seek contributions towards Strategic Access Management and Monitoring (SAMM) in accordance with the Poole Harbour Recreation SPD
71. Therefore, as of 17th January 2007 all applications received for additional residential accommodation within the borough is subject to a financial contribution towards mitigation measures towards the designated sites. A capital contribution is therefore required and in this instance is £716 plus a £35.80 administration fee as per April 2025 rates. A legal agreement has been processed by the Council at the time of writing this report although needs to be finalised prior issuing a final decision.

Nutrient Pollution in the Poole Harbour Catchment

72. The majority of nitrogen entering Poole Harbour is generated from agriculture, such as from nitrogen fertilisers and livestock manure. However, evidence gathered by Natural England and the Environment Agency indicates that a proportion of nitrogen pollution is generated from residential development within the Harbour's catchment via the discharge of treated wastewater effluent which has an adverse impact on the harbour's integrity as a habitat site.
73. Poole Harbour is an outstanding natural harbour that is designated a Site of Special Scientific Interest (SSSI), Special Protection Area (SPA) and Ramsar site for its nature conservation importance.
74. Scientific evidence has shown that high levels of nitrogen (nitrates) in the harbour, through a process known as eutrophication, is encouraging the growth of algal mats which have become widespread across the Harbour. These algal mats in turn degrade the Harbour's habitat by restricting the growth, distribution and variety of important food (invertebrates) that is available for wading birds that are protected under European law and smothering estuarine habitats.

75. An appropriate assessment must be undertaken to ensure there is no reasonable scientific doubt as to the effects of the proposal, in combination with other developments on Poole Harbour SPA & Ramsar. Natural England advise that all new residential developments within the catchment should achieve 'nutrient neutrality'. If they do not, then additional nitrate loads could enter the water environment causing significant adverse effects.

76. The applicant has submitted a copy of the Natural England approved calculation of nitrate load from the development into the Poole Harbour SPA & Ramsar, and this is considered to be correct. This demonstrates that the total annual nitrogen load to be mitigated is 0.78 TN per year. The applicant would need to provide credits for the required nitrate load to offset the impacts of the development.

77. There would be a Likely Significant Effect from the proposed development and in the absence of mitigation, it would not be possible to conclude that there would not be an adverse effect on the integrity of the Poole Harbour SPA & Ramsar. However, taking this into account, subject to a Grampian condition requiring the purchase of the required credits it is considered that the proposal would successfully mitigate the harm that would be caused by the increase of nitrate load from the development into the Poole Harbour SPA & Ramsar and therefore is compliant with Policy PP32 Poole's nationally, European and internally important sites of the Poole Local Plan.

78. A separate Appropriate Assessment accompanies this planning decision.

79. This scheme is also liable for CIL contributions which will become due upon commencement of development.

Contributions Required			Dorset Heathland SAMM	Poole Harbour Recreation SAMM
Flats	Existing	6	@ £360	@ £129
	Proposed	7		
	Net increase	1	£360	£129
Total Contributions			£360 (plus admin fee)	£129 (plus admin fee)

CIL	Zone C	@ 141.40sq m	
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Planning Balance / Conclusion

80. The Council cannot currently demonstrate a supply of suitable sites for housing. Furthermore, the results of the latest housing delivery test, published December 2024, confirm that an insufficient number of homes have been built in the Poole area over recent years. As a result of the shortfall, policies related to the location and supply of housing are deemed to be out of date. In such circumstances, Paragraph 11d and Footnote 8 of the NPPF apply and require that permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the framework as a whole.
81. In this instance, the benefits of the proposal include the provision of one smaller unit of residential accommodation that would assist in meeting needs in the area, support for local facilities, and the creation of jobs during the construction phase.
82. The proposed development lies within a Sustainable Transport Corridor (STC), where Policy PP2 of the Local Plan says that concentrating higher density housing development will provide a focus for investment in infrastructure, such as bus services, cycling and walking facilities, enabling residents to access key facilities and services without needing to travel by car.
83. The proposal would contribute to the Framework's aim of significantly boosting the supply of homes. Although it would only deliver 7 self-contained units of accommodation, Paragraph 70 of the NPPF says that small and medium sized sites can make an important contribution to meeting the housing requirement of an area and are often built out relatively quickly. It goes on to say that great weight should be given to the benefits of using suitable sites within existing settlements for homes.
84. The proposal would also align with the Framework's aim to make effective use of land. Paragraph 124d) says planning decisions should promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained.
85. There would be economic benefits arising from the ongoing spend of future occupants in the local area. These benefits would contribute to the Framework's aim to build a strong, competitive economy. The small scale of the scheme means, however, that these benefits would be limited, so they carry little weight.
86. In the light of the acknowledged shortfall in housing land supply, the benefit of making more effective use of the site to provide an additional 7 bedrooms of accommodation in an urban location near to sustainable transport routes carries significant weight. The proposal is therefore considered acceptable in principle, and in addition, would not result in harm to the character and appearance of the area, neighbouring amenity, or highway safety. The proposal would result in acceptable living conditions for future residents and would result in

acceptable impacts on biodiversity and sustainability grounds. The proposal would accord with the policies within the development plan and is therefore granted subject to conditions.

Recommendation

87. To Grant Planning Permission subject to;

- a) The satisfactory completion of a Legal Agreement necessary to secure the mitigation of the impact of the proposed residential development on Heathlands SAMMs and Poole Harbour Recreation SAMMs by securing the payment of financial contributions and conditions (below), AND
 - i. Financial contribution of £1,993 plus a £99.65 administration fee towards Heathlands Mitigation.
 - ii. Financial contribution of £716 plus a £35.80 administration fee towards Poole Harbour Recreation SAMMs
- b) That delegated authority be granted to the Head of Planning Operations to add/amend conditions where necessary, AND
- c) That delegated authority be granted to the Head of Planning Operations to refuse planning permission if a Legal Agreement has not been satisfactorily completed within three months of the date of this resolution, AND along with 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:

- Location plan and proposed site plan, drawing number 999-LP. Received 26th Feb 2026.
- Proposed elevations, drawing number 020B-EE. Received 19 January 2026.
- Proposed ground, first floor, loft and roof plans, drawing number 002-GA. Received 19 January 2026.
- Bin and bike storage details, drawing number 020C-EE. Received 19 January 2026.

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

3. The use hereby permitted shall not be occupied by any more than 7 persons at one time.

Reason: In the interest of the quality of living accommodation provided in accordance with Policy PP27 of the Poole Local Plan 2018.

4. No part of the development hereby permitted shall be occupied unless the access, turning and parking areas shown on approved plan have first been fully constructed and laid out in accordance with the specification as set out in that approved plan. Thereafter, these areas shall at all times be retained, kept free from obstruction, be available for use for the purposes specified and maintained in a manner such that the areas remain so available. The car parking space shall be available for residents and visitors to the approved house of multiple occupancy. The parking shall therefore remain as unallocated parking at all times and shall not be allocated to any individual resident, and no parking barriers or gates shall be placed to restrict access to the car parking area.

Reason: In the interests of highway safety in accordance with Policy PP35 of the Poole Local Plan 2018.

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

Reason: To secure the provision of a secure bicycle store and access which is safe to use and to help promote alternative sustainable means of transport in relation to the development in accordance with Policy PP35 of the Poole Local Plan 2018.

6. Prior to the property being brought into sui generis use, a management plan shall be submitted to and approved in writing by the Local Planning Authority. The management plan must include full details of the management company (or equivalent) responsible for overseeing the operation of the property, including clear contact information for residents to raise any concerns relating to the use of the premises, particularly in respect of noise. The approved management plan shall be implemented in full, prior to the property being brought into sui generis use, kept up to date as necessary, and retained for the lifetime of the development.

Reason - To preserve neighbouring amenities and in accordance with Policy PP27 of the adopted Poole Local Plan (November 2018).

7. Prior to the commencement of any development hereby approved the necessary nutrient mitigation credits to mitigate the impacts of the development on the Poole Harbour SPA and Ramsar must have been secured from an accredited nutrient provider. A copy of the Nutrient Credit Certificate demonstrating that purchase must have been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that sufficient mitigation is provided against any impact which may arise from the development on the Poole Harbour SPA and Ramsar.

8. Prior to the occupation of the development hereby approved, details of biodiversity enhancements as given in section 5 of the Preliminary Roost Assessment prepared by Cherry Tree Ecology, dated 28 January 2026 shall be submitted to and approved in writing by the Local Planning Authority. These details must be implemented in full prior to the occupation of the dwelling and thereafter 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.

Informatives

1. The applicant should note and inform future residents of the approved scheme that they may be excluded by the Council from being able to purchase onstreet residents parking permits or visitors parking permits in the locality of the site. This is to encourage the use of sustainable modes of travel amongst future residents in line with Council aims to promote sustainable travel.

2. 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.

3. The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition ("the biodiversity gain condition") that development may not begin unless: (a) a Biodiversity Gain Plan has been submitted to the planning authority, and (b) the planning authority has approved the plan. The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission would be Bournemouth, Christchurch and Poole Council. There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are listed in paragraph 17 of Schedule 7A of the Town and Country Planning Act 1990 and the Biodiversity Gain Requirements (Exemptions) Regulations 2024.

Based on the information provided 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

conditions of the 'de minimis' exemption, as set out in the Biodiversity Gain Requirements (Exemptions) Regulations 2024. The conditions are that the development does not impact on a priority habitat as specified under Section 41 of the Natural Environment and Rural Communities Act 2006; that the development impacts on less than 25sqm of onsite habitat that has a biodiversity value greater than zero; and that the development impacts on less than 5m of onsite linear habitat.

4. The necessary contributions towards SAMM arising from the proposed development have been secured by a legal agreement and have been received.

This application is subject to a project level Appropriate Assessment in accordance with the Conservation of Habitats and Species Regulations 2017, concluding that the likely significant effects arising from the development can be mitigated and have been mitigated ensuring there would not be an adverse effect on the identified designated sites of Nature Conservation Interest.

5. 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>.

Background Documents

APP/26/00207/F

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

Notes.

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

Reference to published works is not included.

Case Officer Report Completed

Officer: Carolyn Goddard

Date: 11 March 2026

Page 19

Agreed by: Katie Herrington

Date: 18/03/2026

Comment:

Appropriate Assessment



Applicable to development in Poole Local Plan area

Application Ref: P/26/00207/FUL

Address: 39 Shillito Road Poole BH12 2BW

Site Proposal: Alterations, loft conversion with rear roof dormer extension and a change of use from a dwelling (C3 Use) to a 7 bedroom HMO (Sui Generis Use) for a maximum occupancy of 7 people, with associated cycle and bin store.

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

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

- Dorset Heathlands Planning Framework Supplementary Planning Document (SPD);
- Dorset Heathlands Interim Air Quality Strategy;
- Nitrogen Reduction in Poole Harbour SPD; and
- Poole Harbour Recreation SPD.
- New Forest National Park Revised Habitat Mitigation Scheme SPD (July 2020)
- Footprint Ecology - New Forest Strategic Access Management and Monitoring Strategy (2023)
- Footprint Ecology – Discussion and analysis relating to the New Forest SAC/SPA/Ramsar and a zone of influence for recreation. (2021)
- Footprint Ecology – Recreational use of the New Forest SAC/SPA/Ramsar: Impact of recreation and potential mitigation approaches. (2020).
- New Forest Planning Position Statement (2025)

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

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

Designated site	Applicable plan area	Likely Significant Effect?	Adverse effects caused by:
<ul style="list-style-type: none"> • Dorset Heathlands SPA 	<p>BCP (Bournemouth, Christchurch & Poole)¹</p>	<p>Yes</p>	<p>The proximity of urban development and its related effects including recreational pressures, arson, enrichment, etc. which arise from this development, requires measures to avoid and mitigate the effects.</p>

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

<ul style="list-style-type: none"> • Dorset Heathlands Ramsar • Dorset Heaths SAC • Dorset Heaths (Purbeck & Wareham) & Studland Dunes SAC 			<p>The impact of residential development on these sites and the suitability and robustness of avoidance and mitigation measures has already been considered as set out in the Dorset Heathlands Planning Framework 2020 - 2025 SPD, the Dorset Heathlands Interim Air Quality Strategy - Phase 2 Interim Measures for 2020-2025 and the underpinning evidence base and plan level HRA work.</p>
<ul style="list-style-type: none"> • New Forest SAC • New Forest SPA and Ramsar 	BCP	Yes/	<p>The proximity of urban development and its related effects including recreational pressures, which arise from this development, requires measures to avoid and mitigate the effects. The impact of residential development on these sites and the suitability and robustness of avoidance and mitigation measures has already been considered as set out in the New Forest National Park Revised Habitat Mitigation Scheme SPD (July 2020). Footprint Ecology - New Forest Strategic Access Management and Monitoring Strategy (2023), New Forest Strategic Access Management and Monitoring Strategy (2023); and the draft New Forest Access Management & Monitoring (SAMM) Strategy and the underpinning evidence base and plan level HRA work.</p>
<ul style="list-style-type: none"> • Poole Harbour SPA • Poole Harbour Ramsar 	P (Poole)	Yes	<p>Nutrient enrichment arising from within the harbour catchment from a number of sources acting in combination, including that arising from the increasing population related to additional residential developments, the proposal requires measures to avoid and mitigate the effects. Furthermore, the proximity of new development to Poole Harbour is also likely to add further recreational pressure upon Poole Harbour as a result of this development. The proposal therefore requires measures to avoid and mitigate the effects. The impact of residential development on these sites and the suitability and robustness of avoidance and mitigation measures has already been considered and are set out in the Nitrogen Reduction in Poole Harbour SPD, Poole Harbour Recreation 2019-2024 SPD, and the underpinning evidence base and plan level HRA work.</p>

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

Part 1: Compliance with strategic approaches

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

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

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

Impact: An 7 flats minus 1 existing house

Mitigation Strategy	Applicable plan area	Scheme	Specific Project	Cost per home	This application is mitigated by
Dorset Heathlands Planning Framework	BCP	SAMM	SAMMs measures undertaken by the Council and the Urban Heaths Partnership	£527 house, £360 flat	✓ A payment of £1,993 towards strategic access management, education and monitoring
		SANG/HIP	Upton Country Park SANG	Based on specific mitigation project	✓ Mitigation projects paid for from the wider CIL pot.
Dorset Heathland Air Quality Strategy	BCP	Direct/ Indirect measures	Management of heathland, changing use of land, encouragement of modal shift / zero emission vehicles	Based on specific mitigation project	✓ Mitigation projects paid for from the wider CIL pot.
Poole Harbour Recreation	P	SAMM	Delivery of harbourside mitigation measures	£187 per house, £124 per flat	✓ A payment of £716.00 towards strategic access management, education and monitoring.
		PHIP	Delivery of harbourside mitigation measures	Based on specific mitigation project	✓ Mitigation projects paid for from the wider CIL pot.
Nitrogen Reduction in Poole Harbour	P	Offsetting	Dorset Nature Park and other projects	£1,705 per house, £1,164 per flat	✓ Schemes submitted and valid prior to 30th November 2025 : Mitigation projects paid for from the wider CIL pot.
Nitrogen Reduction in Poole Harbour	P	Credits Scheme	Developer calculates the phosphorous load (measured in kg/TP/yr) which is checked and agreed	Based on nutrient load of the development (various	✓ Schemes submitted and validated from 1 st December 2025. Mitigation through

			by Council. Credits from Dorset Council and Natural England, to the equivalent nutrient load generated by the development purchased.	factors influence total load)		credits purchased from either of the sites offsetting the nutrient load into the Pole Harbour Total Nitrate load to be mitigated by credits = X kg/TP/yr
The New Forest Strategic Access and Management Plan (October 2023). The draft New Forest Access Management & Monitoring (SMM) Strategy (October 2024)	BCP	SMM	Access management within the designated sites; Alternative recreational greenspace sites and routes outside the designated sites; Education, awareness and promotion; Monitoring and research; In perpetuity mitigation and funding	£300 for dwelling	✓	A payment of £xxx towards strategic access management, education and monitoring.

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

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

Part 2: Bespoke Mitigation Requirements

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

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

Issue	Proposed Mitigation measures
	Poole Harbour Nutrient Mitigation via a Grampian Condition

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

Part 3: Conclusion

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

Designated site affected	Document setting out adverse effect and mitigation strategy	Compliance with mitigation requirements		Confirmation that applicant has avoided / mitigated adverse effects on integrity for all features secured through the payment of CIL/S111/S106 and where necessary legal measures, enabling adherence to the relevant mitigation strategy
		Table 1	Table 2	
Dorset Heathlands SPA, Dorset Heathlands Ramsar, Dorset Heaths SAC, Dorset Heaths (Purbeck & Wareham) & Studland Dunes SAC	Dorset Heathlands Planning Framework	✓	n/a	Yes Mitigation secured via S106 Agreement
Poole Harbour SPA, Poole Harbour Ramsar	Poole Harbour Recreation	✓	n/a	Yes Mitigation secured via S106 Agreement
	Nitrogen Reduction in Poole Harbour	✓	n/a	Yes Secured by Grampian condition
New Forest SAC, New Forest SPA and New Forest Ramsar site	The draft New Forest Access Management & Monitoring (SAMM) Strategy	✓	n/a	Not applicable

Conclusion

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

The Council as Competent Authority can therefore conclude that following appropriate assessment and with the necessary mitigation measures not secured, there will be adverse effect on the integrity of the designated sites identified above.

Signatures

Case officer signature...Carolyn Goddard.....

Date.....18/03/2026.....

Sign off signature.....

Date.....





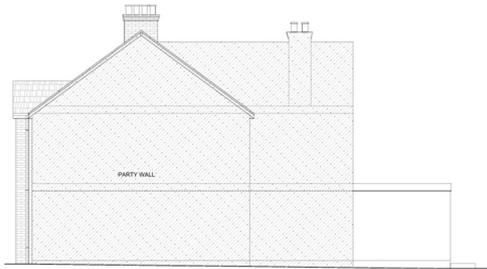
NOTE: The drawings are prepared at the scale indicated and are not to be used for construction purposes. All dimensions are in millimeters unless otherwise indicated. The drawings are prepared in accordance with the standards of the International Standards Organization (ISO).



EXISTING FRONT ELEVATION



EXISTING LEFT SIDE ELEVATION



EXISTING RIGHT SIDE ELEVATION



EXISTING REAR ELEVATION

ELITE
EXISTING ELEVATIONS
DATE: 11/14/2018

PLANNING
PROJECT NAME: 28-BALLETINS POLE
PROJECT NUMBER: 28-0001
DRAWING NUMBER: 02-001



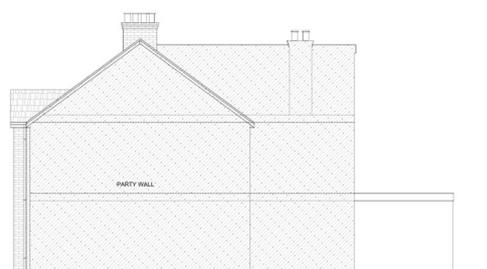
NOTE: The drawings are prepared at the scale indicated and are not to be used for construction purposes. All dimensions are in millimeters unless otherwise indicated. The drawings are prepared in accordance with the standards of the International Standards Organization (ISO).



PROPOSED FRONT ELEVATION



PROPOSED LEFT SIDE ELEVATION



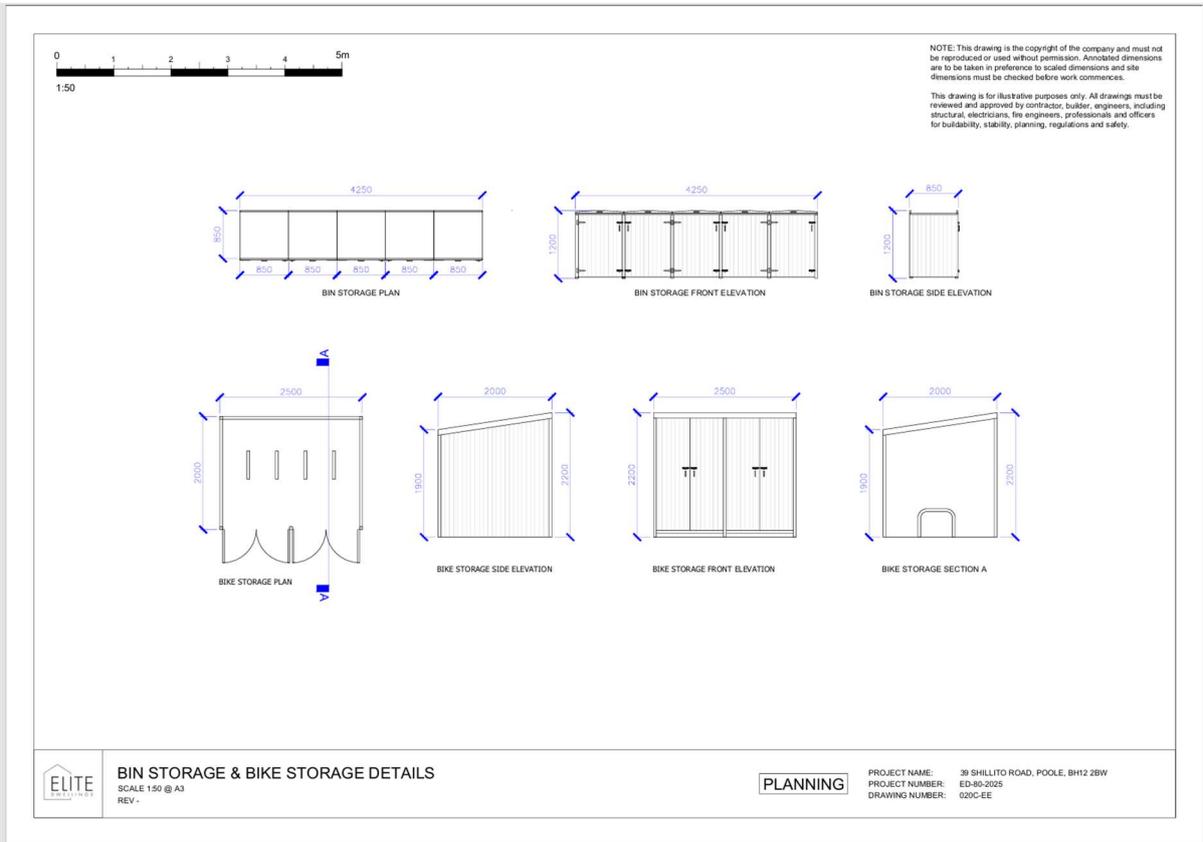
PROPOSED RIGHT SIDE ELEVATION



PROPOSED REAR ELEVATION

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DATE: 11/14/2018

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Planning Committee

Application Address	104 Alder Road Poole BH12 4AB
Proposal	Variation of Condition 2 (Approved Plans) of application APP/23/00876/F (Demolition of existing dwelling and erection of an HMO (Sui Generis Use) with associated access alterations, car parking, bin and cycle storage), to allow the erection of a 16 bedroom HMO with associated access alterations, car parking, bin and cycle storage.
Application Number	P/25/03850/CONDR
Applicant	Mr A Todd
Agent	Pure Town Planning
Ward and Ward Member(s)	Alderney and Bourne Valley ward Councillor Adrian Chapmanlaw Councillor Rachel Pattinson-West Councillor Tony Trent
Report Status	Public
Meeting Date	2 April 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	20+ objections have been received from properties located within a 1-mile radius from the site and a call-in from Councillor Tony Trent. Member's reasons for the call -in: Reasons are my concerns as a member on access and displacement of vehicles associated with the proposed development, and the high level of public concern about the application, largely for the same reasons I have expressed.

Case Officer	Babatunde Aregbesola
Is the proposal EIA Development?	No

Description of Proposal

1. Planning permission is sought for the variation of Condition 2 (Approved Plans) of application APP/23/00876/F (Demolition of existing dwelling and erection of an HMO (Sui Generis Use) with associated access alterations, car parking, bin and cycle storage), to allow the erection of a 16 bedroom HMO with associated access alterations, car parking, bin and cycle storage.
2. It is pertinent to note that there is an extant planning permission under APP/23/00876/F for – “Demolition of existing dwelling and erection of a 10-bedroom HMO (Sui Generis Use) with associated access alterations, car parking, bin and cycle storage”.

Description of Site and Surroundings

3. The application comprises a 0.16ha site which slopes significantly down from Alder Road to the Southwest. The site hosts a detached C1920s bungalow located close to Alder Road which is characterised by pebble dash walls, hipped slate roof with clay ridge tiles and a summerhouse and shed within the rear garden. The surrounding area is predominantly residential albeit some commercial uses along Alder Road. The urban grain is described as closely spaced detached and semi-detached dwellings with properties largely located close to the frontage of the site. The locality includes a mix of single storey and two storey buildings which vary in architectural style and materials.

Relevant Planning History:

4. APP/23/00876/F – Demolition of existing dwelling and erection of a 10-bedroom HMO (Sui Generis Use) with associated access alterations, car parking, bin and cycle storage. Approved.
5. P/25/03254/NMA – Non-Material Minor Amendment of planning application APP/23/00876/F to amend the description to read:
Demolition of existing dwelling and erection of an HMO (Sui Generis Use) with associated access alterations, car parking, bin and cycle storage. Approved.

Constraints

6. The host site history relates to TPO applications.
7. Hazardous Site – Natural Gas
8. Parking Zone D

Public Sector Equalities Duty

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

10. With regard to sections 28G and 28I (where relevant) of the Wildlife and Countryside Act 1981, to the extent consistent with the proper exercise of the function of determining this application and that this application is likely to affect the flora, fauna or geological or physiographical features by reason of which a site is of special scientific interest, the duty to take reasonable steps to further the conservation and enhancement of the flora, fauna or geological or physiographical features by reason of which the site is of special scientific interest.
11. For the purposes of section 40 Natural Environment and Rural Communities Act 2006, in assessing this application, consideration has been given as to any appropriate action to further the “general biodiversity objective”.
12. For the purposes of this application, in accordance with section 17 Crime and Disorder Act 1998, due regard has been had to, including the need to do all that can reasonably be done to prevent, (a) crime and disorder in its area (including anti-social and other behaviour adversely affecting the local environment); (b) the misuse of drugs, alcohol and other substances in its area; and (c) re-offending in its area.
13. For the purposes of this report regard has been had to the Human Rights Act 1998, the Human Rights Convention and relevant related issues of proportionality.

Consultations

14. Tree officer - No objection
15. Ecology - No objection
16. Highway Authority - No objection
17. Waste Collection Authority – No objection
18. Environmental Health - No objection

Representations

19. Site notices were posted in the vicinity of the site on 10/10/2025 with a consultation expiry date of 30/10/2025. 37 letters of objection have been received.
20. The objection letters received are summarised below:
 - Traffic congestion and lack of parking
 - Intensification of use
 - Noise and disturbance
 - Overdevelopment
 - Out of character
 - The size of the cycle enclosure does not conform to the adopted SPD figure 19
 - SUDs plan does not take into consideration any drainage from the forecourt area or the ability of the ground to accept the level of surface water discharge.
 - No provision appears to have been made for persons with a disability.
21. Officer comment: Disabled access for new homes is covered by Building Regulations Part M, ensuring accessible, step-free access to the main entrance, suitable entrance-level WC access, and wide doorways/corridors.

Key Issue(s)

22. The key issue(s) involved with this proposal are:
 - Principle of development
 - Impact on the character and appearance of the area
 - Impact on neighbouring amenity
 - Parking provision and highway safety

- Impact on trees
- Sustainability issues
- Biodiversity and BNG

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

Policy context

24. 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 2018)

PP01 Presumption in favour of sustainable development

PP02 Amount and Broad Location of Development

PP27 Design

PP28 Flats and Plot Severance

PP32 Poole's Nationally, European and Internationally Important Sites

PP33 Biodiversity and Geodiversity

PP34 Transport strategy

PP35 A Safe, Connected and Accessible Transport Network

PP37 Building Sustainable Homes and Businesses

PP38: Managing flood risk

PP39 Delivering Poole's Infrastructure

Supplementary Planning Documents:

BCP Parking Standards SPD (adopted January 2021)

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

Nitrogen Reduction in Poole Harbour SPD

Poole Harbour Recreation 2019-2024 SPD

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

Planning Assessment

Presumption in favour of sustainable development

26. 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.

27. 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.

28. 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.
29. As of 9 February 2026, BCP Council can demonstrate a 2.55-year housing land supply against the required five-year supply, which includes a 20% buffer. Consequently, in accordance with paragraph 11 of the NPPF, the relevant housing policies are considered out of date, as the local planning authority is unable to evidence a five-year supply of deliverable housing sites.
30. In this instance, the scheme would replace the existing single dwellinghouse with a 16-bedroom HMO accommodation that would contribute towards the Council's housing delivery target. Overall, there is no objection to the principle of the proposed development, subject to its compliance with the adopted local policies. This is assessed below.
31. For this planning application the benefits provided from the supply of new homes are considered to carry a modest weight in the planning balance.
32. Principle of development
33. The Poole Local Plan sets out a spatial planning framework to meet objectively assessed needs to 2033. In accordance with Policy PP01, the Council will take a positive approach when considering development proposals that reflects the presumption in favour of sustainable development contained in the NPPF. In terms of meeting housing needs, a strategic objective of the Poole Local Plan is to deliver a wide range and mix of homes in the most sustainable locations.
34. Policy PP02 identifies the amount and broad locations of development and states that the majority of new housing will be directed to the most accessible locations within Poole, these being the town centre, district and local centres and locations close to the sustainable transport corridors.
35. A sustainable transport corridor is defined as 400 metres either side of a road capable of extending service provision by the end of the plan period to four buses per hour (each way) or within 500 metres radius of a railway station. The intention of this policy is that within these areas the majority of higher density development will place a greater number of people within close walking distance of public transport and a range of services/facilities as a convenient alternative to use of the car.
36. This approach is reinforced by Policy PP34 which also states that new development will be directed to the most accessible locations which are capable of meeting a range of local needs and will help to reduce the need for travel, reduce emissions and benefit air quality, whilst PP35 also states that proposals for new development will be required to maximise the use of sustainable forms of travel. Moderate weight therefore has to be applied to the provision of additional residential accommodation which meets these policy objectives.
37. The proposal represents a form of high-density development within the sustainable transport corridor. The application site falls within the sustainable transport corridor location, as identified by the Policies Map and therefore the principle of the residential development on site is acceptable, subject to its compliance with the adopted policies. This is discussed below.
Impact on the character and appearance of the area
38. Policy PP28 states that flats, including care homes, which are not considered to fall within the scope of Policy PP29 Tall Buildings will be permitted where the plot can accommodate a form of development that ensures:
39. (a) the scale and massing of the building(s), including the width, height and roof profile and spacing between buildings is in keeping with neighbouring buildings and the established pattern of development in the street, or part of the street, where the site is located;

40. (b) the resultant plot coverage (including buildings, cycle storage, bin storage, car parking, roads, and any other hard surfacing) respects that which prevails in the street, or part of the street where the site is located;
41. (c) car parking and turning areas do not dominate the site, allowing for the retention, or provision, of a boundary between the site and adjacent streets; and
42. (d) car parking, turning areas and vehicle access should avoid harm to the neighbouring resident's privacy and quiet enjoyment of their rear gardens.
43. Policy PP28 is reinforced by Policy PP27 of the Poole Local Plan, which also seeks to ensure that development exhibits a high standard of design that will complement or enhance Poole's character and local distinctiveness by respecting the setting and character of the site, surrounding area and adjoining buildings by virtue of function, siting, landscaping and amenity space, scale, massing, height, design details, materials and appearance.
44. The objectives of Policies PP27 and PP28 are in line with the Government's planning policy as set out in the NPPF (2024).
45. The proposal is seeking permission to vary Condition 2 (Approved Plans) of application APP/23/00876/F and Variation of Condition 1 (number of bedrooms) of application P/25/03254/NMA (Demolition of existing dwelling and erection of an HMO (Sui Generis Use) with associated access alterations, car parking, bin and cycle storage), to allow the erection of a 16 bedroom HMO with associated access alterations, car parking, bin and cycle storage.
46. The proposal when compared to the previously approved, the current scheme would now see the omission of the basement and introduction of side dormer and additional floor level making the proposed building a 3-storey building. The current scheme would see the number of bedrooms increase from 10 to 16 bedrooms. The plans below show the approved scheme and proposed scheme respectively.





47. The proposed replacement building would be of a 3-storey scale under a hipped roof with twin gables from the front and side dormer. To the front, the proposed building would appear two storey in scale, with rooflights within its roof slope and the rear elevation would be of three storey scale, due to the falling topography of the site. The proposed building would be dug into the slope and stepped back from the existing building line with a gap retained to each side boundary. Due to incorporation of the dwelling into the sloping topography, the proposed dwelling would not appear overly large or dominant within the street scene. Furthermore, due to extensive changes to dwellings along this section of Alder Road and extensions to both neighbouring properties, the increase in scale is not considered to appear harmful to the surrounding context.
48. A contemporary architectural design is proposed with a modern material palette and fenestration arrangement, albeit a traditional roof form. The traditional hipped roof with dual gables helps to soften the contemporary nature of the design whilst allowing the skyline to remain in keeping with the neighbouring properties. The proposed use of render and stone cladding would not be out of character given the mix of materials and designs within the locality. The proposed ratio of soft to hard landscaping remains respectful of the lawned and vegetated nature of the site.
49. The proposal when compared to the previously approved, the current scheme would now see the omission of the basement and introduction of side dormer and additional floor level making the proposed building a 3-storey building. The current scheme would see the number of bedrooms increase from 10 to 16 bedrooms.
50. Overall, the proposed scheme would assemble sufficient land in order to deliver a development of a type, scale, density and layout that would integrate into the area without causing material harm to the character and appearance of the street scene or wider area and therefore would comply with the provisions of Policies PP27 and PP28 of the of Poole Local Plan (November 2018) and the NPPF which seek to secure high quality design and take account of the character of different areas.

Impact on the neighbouring amenity

51. PP27 states that development will be permitted where it is compatible with surrounding uses and would not result in a harmful impact on amenity for local residents and future occupiers in terms of sunlight, daylight, privacy, noise and whether it would be overbearing/ oppressive; and provides satisfactory external and internal amenity space for existing and future occupants.
52. In addition, Policy PP28 seeks that (d) car parking, turning areas and vehicle access should avoid harm to the neighbouring resident's privacy and quiet enjoyment of their rear gardens.

53. 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 promote health and well-being, with a high standard of amenity for existing and future users (para.135).
54. The front of the dwelling would be relatively similar to that of the existing bungalow, with the rear extension approx. 4m beyond the existing rear building line. Given the orientation in relation to the neighbouring properties, separation distance and height in respect of the raised topography of the site, the proposed would not breach the 45-degree line and is not found to result in undue overshadowing or overbearing impact. The side facing elevation windows at ground floor would be shield by the boundary treatment and the side facing first floor elevation would face out from non-habitable rooms which would be obscure glazed to prevent undue overlooking or loss of privacy.
55. The three new bedrooms along the rear elevation within the roof form would be served by velux windows and with a sill height of 1.7m would not lead to any detrimental impact on the amenities of neighbouring properties. On the front elevation one bedroom and the communal area are served by gable fronted windows, looking out over the front and over the road and as such would not impact on neighbouring amenity. There are two side velux windows to these rooms and the two central velux windows would also have a sill height of 1.7m and would not lead to any detrimental impact on the amenities of neighbouring properties
56. The additional upper floor rear elevation windows including the proposed rooflights within the roof slope would increase the level of overlooking to the rear; however, this would be mutually experienced within the built-up area and not found to result in any harmful levels of overlooking or loss of privacy.

Living conditions of future occupiers

57. With regards to the amenities of the future occupants of the proposed flats, Policy PP27 seeks to achieve good design in all new developments. This policy specifically sets out in part (d) that development should provide satisfactory internal amenity space for new occupiers.
58. The proposed dwelling would provide sufficient internal floor space with habitable room benefiting from sufficient levels of daylight/ sunlight. Whilst outlook would be poor from the upper floor rooms, this is not considered to result in significantly adverse living conditions to warrant refusal of this application. Adequate outdoor amenity space is provided for the new HMO, in accordance with the provisions of PP27(1-d) of Poole Local Plan. The internal layout of the development provides an acceptable living environment. All rooms would be equipped with private bathrooms. Whilst there are no prescribed space standards for HMOs, all the bedrooms would be single occupancy and would measure more than 9 SQM and would Otherwise meet the requirements of the Nationally Described Space Standards.
59. The current scheme would provide two communal areas on the ground and third floor accessible to all future occupants in the form of a large kitchen/diner. This includes the provision of sufficient outdoor garden and amenity space for the use of future occupants. Post construction of the bike store to the rear, there would still be sufficient garden space for the activities outlined within Policy.
60. The rooms within the property are compliant with the BCP Council's amenity standards for HMOs. Each bedroom has at least one reasonably sized window and is at least the area required as per the guidance. Although, the new bedrooms within the third floor would rely on rooflights to provide outlook and daylight. This arrangement is considered acceptable as it would provide access to daylight and sufficient outlook for a bedroom. As such, the proposed development provides acceptable accommodation both internally and externally, and the provision of amenities provided for future occupants of the HMO mean the proposal is compliant with Poole Local Plan Policy PP27 and the Council's HMO Amenity standards in this regard.

Parking Provision & Highways

61. As part of the application process, the Highways Officer was consulted. The proposal is for a variation of conditions relating to planning permissions APP/23/00876/F and P/25/03254/NMA to increase the size of the development from a 10bed HMO to a 16bed HMO.
62. No additional car parking provision is proposed, although when having regard to the BCP Parking Standards SPD, the required car parking provision for a 16bed HMO is the same

as for a 10bed HMO. Therefore, no additional car parking is required for the proposed development, and the Highway Authority raise no objections on the car parking provision.

63. Secure and covered cycle parking for 16 bikes is proposed, which meets the requirements within the BCP Parking Standards. Cycle parking is proposed to the rear of the site and therefore, we would recommend an additional condition relating to a scheme of lighting along the route to the cycle store to further enhance safety. The approved access arrangements, parking provision and layout are not adversely affected by the proposal.
64. Therefore, the Highway Authority supports the proposal, subject to the same conditions as with the previous planning permission APP/23/00876/F, with the addition of a new condition to secure details of lighting along the route to the secure cycle store, to include details and specification of the type of lighting proposed to be imposed should the application be recommended for approval. Therefore, the impacts on the highway and parking provision are deemed acceptable and the scheme is compliant with Policy PP34 & PP35 of Poole Local Plan and BCP Parking Standards SPD (adopted January 2021).

Waste and Recycling

65. As part of the application process, the Strategic Waste Officer was consulted. The proposed site plan shows a bin store that is large enough to store waste that would be generated from the proposed development. Waste officer raised no objection and stated that the submitted plans were suitable.
66. The site would not be accessed by the Council's waste collection lorries, and the occupant of the dwelling will need to ensure the bins are presented for collection at the kerbside and returned to the property boundary following emptying. A condition has been imposed to require the submission of a management plan to set out how this would be achieved. There are therefore no impacts on waste collection as result of the proposal, and it is compliant with Policy PP27 of Poole Local Plan.

Impact on trees

67. Having been consulted, BCP Tree officer advised that the variation of condition application does not affect trees; however, it is recommended that the tree protective fencing condition within APP/23/00876/F is pulled through to avoid accidental damage to the woodland trees through the storage of building materials and machinery.
68. The current proposal would have no impact on the trees within and outside the site boundary subject to previously imposed conditions. The proposal, therefore, would accord the aims of the Poole Local Plan.

Sustainability consideration

69. 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. It is appropriate and reasonable to impose a condition to secure details of the measures that are to be implemented to achieve 10% of the energy needs of the proposed flats through renewable energy sources, in accordance with Policy PP37 of the Poole Local Plan.

Biodiversity

70. 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.

71. The proposed scheme does not offer any biodiversity enhancement, nor does it result in the loss of any high value or high volume of biodiversity in the area. Having been consulted, BCP Ecologist raised no objection to the proposed scheme. Notwithstanding this, biodiversity enhancement measures such as a built-in swift box would be easily achievable on site. This will be ensured via condition to comply with Policy PP33 of the Poole Local Plan and the NPPF.
72. In terms of BNG, the proposal is considered exempted as original permission was granted before 12 February 2024 before BNG regulations came into force (12 February 2024 for major sites, 2 April 2024 for small sites).

Heathland Mitigation

73. The site is within 5km of a designated Dorset Heathlands SPA (Special Protection Area) and Ramsar Site, and part of the Dorset Heaths candidate SAC (Special Area of Conservation) which covers the whole of Bournemouth. As such, the determination of any application for an additional dwelling(s) resulting in increased population and domestic animals should be undertaken with regard to the requirements of the Habitat Regulations 1994. It is considered that an appropriate assessment could not clearly demonstrate that there would not be an adverse effect on the integrity of the sites, particularly its effect upon bird and reptile habitats within the SSSI. 105.
74. Therefore, as of 17th January 2007 all applications received for additional residential accommodation within the borough is subject to a financial contribution towards mitigation measures towards the designated sites. A capital contribution is therefore required and in this instance is £5,400, plus a £270 administration fee as per April 2024 rates. A legal agreement has been processed by the Council at the time of writing this report although needs to be finalised prior issuing a final decision.

Poole Harbour Recreation SAMMs

75. In the Poole area, planning applications for residential development will have to avoid adverse effects on the integrity of Poole Harbour caused by the disturbance to protect birds. To mitigate the impact of additional visitors to the harbour we will seek contributions towards Strategic Access Management and Monitoring (SAMM) in accordance with the Poole Harbour Recreation SPD.
76. Therefore, as of 17th January 2007 all applications received for additional residential accommodation within the borough is subject to a financial contribution towards mitigation measures towards the designated sites. A capital contribution is therefore required and in this instance is £1,935 plus a £96.75 administration fee as per April 2024 rates. A legal agreement has been processed by the Council at the time of writing this report although needs to be finalised prior issuing a final decision.

New Forest SAMM

77. The site lies within the 13.8km zone of influence of the New Forest National Park. Natural England have formally advised BCP that in the light of the significant evidence relating to recreational pressure on the New Forest designated sites, all new residential development within the zone of influence of the New Forest SAC, New Forest SPA and New Forest Ramsar will be required to secure appropriate mitigation. Such appropriate mitigation must enable the conclusion that development coming forwards will not lead to an adverse impact on the Integrity of the New Forest Designated sites.

78. The zone of influence defines where additional housing growth would trigger likely significant effects on the New Forest SAC/SPA/Ramsar from recreation and as such where mitigation would be required. In this instance, the application site is located within the zone of influence. As such, mitigation is required.
79. The contribution required for this site in this instance is £4,500, plus a £225 administration fee. The required mitigation will be secured through a legal agreement to overcome that issue and make it acceptable.

Community Infrastructure Levy

80. The development proposal is liable to a community infrastructure levy charge.

Planning Balance / Conclusion

81. The Council cannot currently demonstrate a 5-year supply of deliverable sites for housing. Furthermore, the results of the latest Housing Delivery Test, published in December 2024, confirm that an insufficient number of homes have been built in the Poole area over recent years. As a result of the shortfall, policies related to the location and supply of housing are deemed to be out of date. In such circumstances, Paragraph 11d and footnote 8 of the National Planning Policy Framework (the Framework) require that permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework as a whole.
82. In this instance, the benefits of the proposal include the provision of a smaller units of residential accommodation that would assist in meeting needs in the area, support for local facilities, and the creation of jobs during the construction phase.
83. The proposed development lies within a Sustainable Transport Corridor (STC), where Policy PP2 of the Local Plan says that concentrating higher density housing development will provide a focus for investment in infrastructure, such as bus services, cycling and walking facilities, enabling residents to access key facilities and services without needing to travel by car.
84. The proposal would contribute to the Framework's aim of significantly boosting the supply of homes. Although it would only deliver 10-bed self-contained HMO accommodation, Paragraph 70 says small and medium sized sites can make an important contribution to meeting the housing requirement of an area and are often built out relatively quickly. It goes on to say that great weight should be given to the benefits of using suitable sites within existing settlements for homes.
85. The proposal would also align with the Framework's aim to make effective use of land. Paragraph 124d) says planning decisions should promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained. There would be economic benefits arising from the ongoing spend of future occupants in the local area. These benefits would contribute to the Framework's aim to build a strong, competitive economy. The small scale of the scheme means, however, that these benefits would be limited, so they carry little weight.
86. In the light of the acknowledged shortfall in housing land supply, the benefit of making more effective use of the site to provide additional 16-bedroom HMO accommodation in an urban location carries a moderate weight. In the overall balance, the limited harm that would be caused because of development would not significantly and demonstrably outweigh this benefit, when assessed against the policies in the Framework taken as a whole. Consequently, the presumption in favour of sustainable development applies, and planning permission should be granted, notwithstanding the conflict with the development plan.

Recommendation

87. Grant Planning Permission subject to;

- a) The satisfactory completion of a Legal Agreement necessary to secure the mitigation of the impact of the proposed residential development on Heathlands SAMMs, Poole Harbour Recreation SAMMs and New Forest SAMMS by securing the payment of financial contributions and conditions (below).
 - o Financial contribution of £5,400 plus a £270 administration fee towards Heathlands Mitigation.
 - o Financial contribution of £1,935 plus a £ 96.75 administration fee towards Poole Harbour Recreation SAMMs.
 - o Financial contribution of £4,500 plus a £225 administration fee towards the mitigation of the adverse effects arising from the development on the New Forest SAC, New Forest SPA and New Forest Ramsar site, AND
- b) That delegated authority be granted to the Head of Planning Operations to add/amend conditions where necessary, AND
- c) That delegated authority be granted to the Head of Planning Operations to refuse planning permission if a Legal Agreement has not been satisfactorily completed within three months of the date of this resolution, AND
- d) The following conditions;

Conditions

1. The development to which this permission relates shall be begun not later than the expiration of three years beginning with the date of the approval of the original planning permission (ref: APP/23/00876/F), namely 08/10/2024.

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

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

PROPOSED PLANS: 9652 501 A received 16/12/2025

Site, Block & Location Plan & Bike store: 9652 500 A received 19/03/2026

Street Scene & SUDS: 9652 502 received 30/09/2025

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

3. Details and samples of all external facing and roofing materials to be used shall be submitted to, and approved in writing by, the Local Planning Authority before any on-site works commence. The development shall thereafter be carried out in accordance with the approved details.

Reason - To ensure that the external appearance of the building(s) is satisfactory and in accordance with Policy PP27 of the Poole Local Plan (November 2018).

4. Protective Fencing and Ground Protection During Construction Protective fencing, conforming to specifications in BS5837:2012 'Trees in Relation to Construction', the details of which shall be submitted to, and approved in writing by, the Local Planning Authority. Such fencing/ground protection shall be erected before any equipment, machinery or

materials are brought on to the site and before any ground clearance, tree works, demolition or construction work, including the erection of site huts, is commenced. Such fencing/ground protection shall not be removed or breached during construction operations without prior written approval by the Local Planning Authority but shall remain in place for the entire development phase and until all equipment, machinery and surplus materials have been removed from the site.

Within the areas so fenced, the existing ground levels shall not be altered and there shall be no development or development-related activity of any description, including trenches or pipe runs for services or drains, the depositing of spoil or the storage of materials. The Local Planning Authority shall be advised in writing when the tree protection measures have been installed so that it can be checked on site before development commences. [No fires shall be lit within 15 metres of the furthest extent of the canopy of any tree or group of trees to be retained on the site or adjoining land and no concrete, oil, cement, bitumen or other chemicals shall be mixed or stored within 10 metres of the trunk of any tree or group of trees to be retained on the site or adjoining land].

Reason - To prevent trees that are to be retained on-site from being damaged during the construction works, in accordance with Policy PP27 of the Poole Local Plan (November 2018).

5. The development hereby permitted shall not be brought into use until the access, turning space, garaging, /vehicle parking and cycle parking shown on the approved plan have been constructed, and these shall thereafter be always retained and kept available for those purposes. The car parking space annotated as 'loading bay', as shown on the approved plan, shall be used for loading purposes only and shall be kept clear and always remain available for loading purposes thereafter.

The car parking space annotated as 'visitor', as shown on the approved plan, shall be used as visitor parking only and shall be kept clear and always remain available for visitor parking thereafter. At no time shall these parking spaces be used for general residents parking associated with the approved development. The 'Turning Area' as indicated on the approved plan with hatching, shall remain available for the use as a vehicle always turning area. To this end no walls, fences, landscaping, vehicles or structures that would obstruct these vehicle turning movements shall be placed within this shared turning area.'

Reason - In the interests of highway safety and in accordance with Policies PP27, PP34, PP35 and PP36 of the Poole Local Plan (November 2018).

6. Before the development hereby permitted is brought into use and notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 or any subsequent re-enactment thereof, the land designated as visibility splay(s) as indicated on the approved plan(s) shall be cleared of all obstructions over 0.6 metres above the level of the adjoining highway, including the reduction in level of the land if necessary, and nothing over that height shall be permitted to remain, be placed, built, planted or grown on the land so designated at any time.

Reason - In the interests of highway safety and in accordance with the approved plans and Policies PP34, PP35 and PP36 of the Poole Local Plan (November 2018).

7. Prior to first occupation, secure cycle parking will be provided in accordance with the scheme which has been submitted to and approved by the local planning authority and thereafter retained.

Reason - In order to secure the provisions of appropriate facilities for cyclists and in accordance with Policies PP27, PP34, PP35 and PP36 of the Poole Local Plan (November 2018).

8. Prior to first occupation of any new residential unit hereby approved, details of a proposed scheme of lighting along the route to the secure cycle store, to include details and specification of the type of lighting proposed, shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall then be implemented prior to first occupation of any new residential unit hereby approved and thereafter retained and maintained to ensure the lighting remains in working order.

Reason - In the interests of highway safety and in accordance with Policies PP27, PP34, PP35 and PP36 of the Poole Local Plan (November 2018).

9. Prior to first occupation of the units hereby permitted, details of measures to provide 10% of the predicted future energy use of the building 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' SAP assessment documents. These should be the same documents issued to Building Control to address the Building Regulations Part L, the corresponding EPC (Energy Performance Certificate), and A statement, summary or covering letter outlining how the data given in the above documents demonstrates that a minimum of 10% of energy use is provided by the renewable technology.

Reason - In the interests of delivering a sustainable scheme, reducing carbon emissions and reducing reliance on centralised energy supply, and in accordance with Policy PP37 of the Poole Local Plan (November 2018).

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

Reason - In the interests of highway safety and in accordance with Policies PP27, PP34, PP35 and PP36 of the Poole Local Plan (November 2018).

11. Biodiversity recommendations as set out in section 4 and appendices G and H of 'Ecological Assessment Report 104 Alder Road, Poole, Dorset, BH12 4AB' by ABR Ecology Ltd submitted under the approved scheme APP/23/00876/F, shall be implemented in full.

Reason: To ensure the protection of biodiversity in accordance with the Poole Local Plan 2018.

12. The development hereby permitted shall not be occupied by more than 16 individuals at any one time throughout its lifetime.

Reason: To prevent overcrowding and safeguard the living conditions of future occupiers, in accordance with Policy PP27 of the Poole Local Plan 2018.

13. The development hereby permitted shall not be occupied until a Refuse Management Plan has been submitted to and approved in writing by the Local Planning Authority. The plan shall include details of the management company to be set up; the employment of a person or persons to ensure bins are wheeled to the collection point; and that bins will not be stored in the open or at the collection point apart from on the day of collection.

The refuse management plan shall be carried out in accordance with the approved details, unless otherwise approved in writing by the Local Planning Authority.

Reason: To ensure that the proposed development includes a long-term management plan for the collection of refuse in the interests of visual and residential amenities, and to accord with Policy CS41 of the Bournemouth Local Plan: Core Strategy (October 2012).

14.

Informatives

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

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

2. The applicant should note and inform future residents of the approved scheme that they may be excluded by the Council from being able to purchase on-street residents parking permit or visitors parking permits in the locality of the site. This is to reduce the transport impacts from the development due to the low levels of car parking provision being proposed.
3. **Community Infrastructure Levy - Approval**
Part 11 of the Planning Act 2008 and the Community Infrastructure Levy Regulations The proposed development referred to in this Planning Permission is a chargeable development liable to pay Community Infrastructure Levy (CIL) under Part 11 of the Planning Act 2008 and the CIL Regulations (amended). In accordance with CIL Regulation 65, the Local Planning Authority (LPA) will issue a Liability Notice in respect of the chargeable development referred to in this planning permission as soon as practicable after the day on which this Planning Permission first permits development. The Liability Notice will confirm the chargeable amount for the chargeable development referred to in this Planning Permission and will be calculated by the LPA in accordance with CIL Regulation 40 (amended) and in respect of the relevant CIL rates set out in the adopted charging Schedule.

Please note that the chargeable amount payable in respect of the chargeable development referred to in this planning permission is a local land charge. Please be aware that failure to submit a Commencement Notice and pay CIL in accordance with the CIL Regulations and

Council's payment procedure upon commencement of the chargeable development referred to in this Planning Permission will result in the Council imposing surcharges and taking enforcement action. Further details on the Council's CIL process including assuming liability, withdrawing and transferring liability to pay CIL, claiming relief, the payment procedure, consequences of not paying CIL in accordance with the payment procedure and appeals can be found on the website: <https://www.bcpccouncil.gov.uk/Planning-and-building-control/Planning-policy/Community-Infrastructure-Levy/Community-Infrastructure-Levy.aspx>.

4. The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition ("the biodiversity gain condition") that development may not begin unless: (a) a Biodiversity Gain Plan has been submitted to the planning authority, and (b) the planning authority has approved the plan. The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission would be Bournemouth, Christchurch and Poole Council. There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are listed in paragraph 17 of Schedule 7A of the Town and Country Planning Act 1990 and the Biodiversity Gain Requirements (Exemptions) Regulations 2024.

Based on the information available this permission does not require the approval of a biodiversity gain plan before development is begun because one of the statutory exemptions or transitional arrangements listed is relevant".

5. The applicant is advised that if bats are found during demolition, that all work shall cease, and, if possible, part of structure that was removed and exposed bats put back into place. A bat ecologist shall be employed to address the situation, and Natural England shall be notified.
6. This application is subject to a project level Appropriate Assessment in accordance with the Conservation of Habitats and Species Regulations 2017, concluding that the likely significant effects arising from the development can be mitigated and have been mitigated ensuring there would not be an adverse effect on the identified designated sites of Nature Conservation Interest.
7. This grant of permission is to be read in conjunction with the Legal Agreement dated 27th November 2025

Background Documents:

P/25/03850/CONDR
P/25/03254/NMA
APP/23/00876/F

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

Notes.

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

Reference to published works is not included

Case Officer Report Completed

Officer: Babatunde Aregbesola

Date: 18/03/2026

Agreed by: Katie Herrington

Date: 18/03/2026

Comment:

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Appropriate Assessment



Applicable to development in Poole Local Plan area

Application Ref: P/25/03850/CONDR

Address: 104 Alder Road Poole BH12 4AB

Site Proposal: Variation of Condition 2 (Approved Plans) of application

APP/23/00876/F Demolition of existing dwelling and erection of an HMO (Sui Generis Use) with associated access alterations, car parking, bin and cycle storage), to allow the erection of a 16-bedroom HMO with associated access alterations, car parking, bin and cycle storage.

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

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

- Dorset Heathlands Planning Framework Supplementary Planning Document (SPD);
- Dorset Heathlands Interim Air Quality Strategy;
- Nitrogen Reduction in Poole Harbour SPD; and
- Poole Harbour Recreation SPD.
- New Forest National Park Revised Habitat Mitigation Scheme SPD (July 2020)
- Footprint Ecology - New Forest Strategic Access Management and Monitoring Strategy (2023)
- Footprint Ecology – Discussion and analysis relating to the New Forest SAC/SPA/Ramsar and a zone of influence for recreation. (2021)
- Footprint Ecology – Recreational use of the New Forest SAC/SPA/Ramsar: Impact of recreation and potential mitigation approaches. (2020).
- New Forest Planning Position Statement (2025)

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

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

Designated site	Applicable plan area	Likely Significant Effect?	Adverse effects caused by:
<ul style="list-style-type: none"> • Dorset Heathlands SPA • Dorset Heathlands Ramsar 	<p>BCP (Bournemouth,</p>	<p>Yes</p>	<p>The proximity of urban development and its related effects including recreational pressures, arson, enrichment, etc. which arise from this development, requires measures to avoid and mitigate the effects. The impact of residential development on these sites</p>

<ul style="list-style-type: none"> Dorset Heaths SAC Dorset Heaths (Purbeck & Wareham) & Studland Dunes SAC 	Christchurch & Poole) ¹		and the suitability and robustness of avoidance and mitigation measures has already been considered as set out in the Dorset Heathlands Planning Framework 2020 - 2025 SPD, the Dorset Heathlands Interim Air Quality Strategy - Phase 2 Interim Measures for 2020-2025 and the underpinning evidence base and plan level HRA work.
<ul style="list-style-type: none"> New Forest SAC New Forest SPA and Ramsar 	BCP	Yes/	The proximity of urban development and its related effects including recreational pressures, which arise from this development, requires measures to avoid and mitigate the effects. The impact of residential development on these sites and the suitability and robustness of avoidance and mitigation measures has already been considered as set out in the New Forest National Park Revised Habitat Mitigation Scheme SPD (July 2020). Footprint Ecology - New Forest Strategic Access Management and Monitoring Strategy (2023), New Forest Strategic Access Management and Monitoring Strategy (2023); and the draft New Forest Access Management & Monitoring (SAMM) Strategy and the underpinning evidence base and plan level HRA work.
<ul style="list-style-type: none"> Poole Harbour SPA Poole Harbour Ramsar 	P (Poole)	Yes	Nutrient enrichment arising from within the harbour catchment from a number of sources acting in combination, including that arising from the increasing population related to additional residential developments, the proposal requires measures to avoid and mitigate the effects. Furthermore, the proximity of new development to Poole Harbour is also likely to add further recreational pressure upon Poole Harbour as a result of this development. The proposal therefore requires measures to avoid and mitigate the effects. The impact of residential development on these sites and the suitability and robustness of avoidance and mitigation measures has already been considered and are set out in the Nitrogen Reduction in Poole Harbour SPD, Poole Harbour Recreation 2019-2024 SPD, and the underpinning evidence base and plan level HRA work.

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

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

Part 1: Compliance with strategic approaches

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

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

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

Impact: An additional 10 flats

Mitigation Strategy	Applicable plan area	Scheme	Specific Project	Cost per home	This application is mitigated by
Dorset Heathlands Planning Framework	BCP	SAMM	SAMMs measures undertaken by the Council and the Urban Heaths Partnership	£527 house, £360 flat	✓ A payment of £5,400 towards strategic access management, education and monitoring
		SANG/HIP	Upton Country Park SANG	Based on specific mitigation project	✓ Mitigation projects paid for from the wider CIL pot.
Dorset Heathland Air Quality Strategy	BCP	Direct/ Indirect measures	Management of heathland, changing use of land, encouragement of modal shift / zero emission vehicles	Based on specific mitigation project	✓ Mitigation projects paid for from the wider CIL pot.
Poole Harbour Recreation	P	SAMM	Delivery of harbourside mitigation measures	£187 per house, £124 per flat	✓ A payment of £1,935 towards strategic access management, education and monitoring.
		PHIP	Delivery of harbourside mitigation measures	Based on specific mitigation project	✓ Mitigation projects paid for from the wider CIL pot.
Nitrogen Reduction in Poole Harbour	P	Offsetting	Dorset Nature Park and other projects	£1,705 per house, £1,164 per flat	✓ Schemes submitted and valid prior to 30th November 2025 : Mitigation projects paid for from the wider CIL pot.
Nitrogen Reduction in	P	Credits Scheme	Developer calculates the phosphorous	Based on nutrient load	✓ Schemes submitted and

Poole Harbour			load (measured in kg/TP/yr) which is checked and agreed by Council. Credits from Dorset Council and Natural England, to the equivalent nutrient load generated by the development purchased.	of the development (various factors influence total load)		validated from 1 st December 2025. Mitigation through credits purchased from either of the sites offsetting the nutrient load into the Pole Harbour Total Nitrate load to be mitigated by credits = X kg/TP/yr
The New Forest Strategic Access and Management Plan (October 2023). The draft New Forest Access Management & Monitoring (SAMM) Strategy (October 2024)	BCP	SAMM	Access management within the designated sites; Alternative recreational greenspace sites and routes outside the designated sites; Education, awareness and promotion; Monitoring and research; In perpetuity mitigation and funding	£300 for dwelling	✓	A payment £4,500 towards strategic access management, education and monitoring.

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

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

Part 2: Bespoke Mitigation Requirements

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

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

Issue	Proposed Mitigation measures

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

Part 3: Conclusion

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

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

Conclusion

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

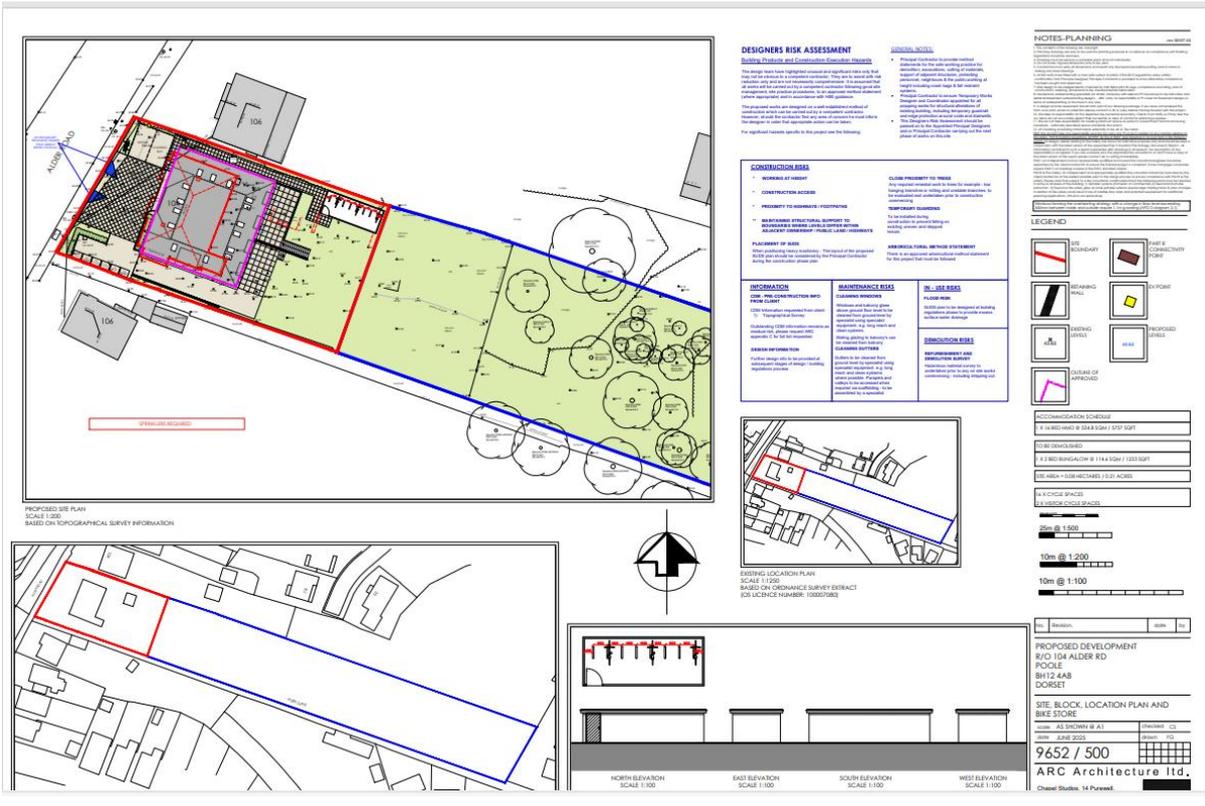
Signatures

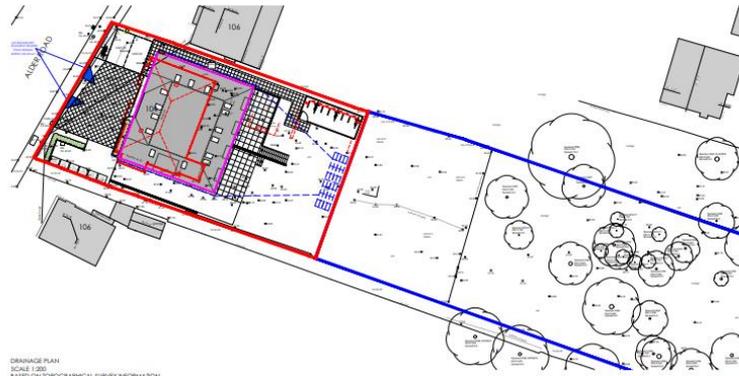
Case officer signature...BAR.....

Date.....19/03/2026.....

Sign off signature.....

Date.....





DRAINAGE PLAN
SCALE 1:200
BASED ON TOPOGRAPHICAL SURVEY INFORMATION



INDICATIVE STREET SCENE
SCALE 1:100

NOTES-PLANNING

1. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE APPROVAL OF THE LOCAL PLANNING AUTHORITY AND THE ENVIRONMENTAL AGENCY. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY CONSENTS AND APPROVALS. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY CONSENTS AND APPROVALS. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY CONSENTS AND APPROVALS.



10m @ 1:100

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NO.	REVISION	DATE	BY
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PROPOSED DEVELOPMENT
R/O 104 ALDRIDGE RD
POOLE
BH12 4AB
DORSET

DRAINAGE PLAN

DATE: AS SHOWN @ A1

DATE: JUNE 2023

9652 / 502

ARC Architecture Ltd.

Client: [Redacted] 13. Parcel



Planning Committee

Application Address	54 Howeth Road Bournemouth BH10 5EB
Proposal	Construction of 3 new dwellings on land to rear of 54 Howeth Road
Application Number	P-29232-270125
Applicant	Mark Parsons
Agent	Darren Henderson -Studio Maiva
Ward and Ward Member(s)	Redhill & Northbourne Cllr Stephen Bartlett Cllr Jackie Edwards
Report status	Public
Meeting date	2 April 2026
Summary of Recommendation	Grant in accordance with the details set out below
Reason for Referral to Planning Committee	<p>Councillor Stephen Bartlett for the following reasons:</p> <p><i>The proposed development is contrary to Retained Policy 6.8 of the Bournemouth District Wide Local Plan in that the development does not complement and respect the character and amenity of neighbouring development, the development does not provide a high standard of layout and design that ensures adequate privacy for the occupants of the building and of adjacent residential properties. The proposed development is contrary to the Bournemouth Local Plan Core Strategy Policy CS21 in that the development does not respect residents' amenities. The proposed development is contrary to Bournemouth Local Plan Core Strategy Policy CS41 in that the development does not enhance the character, local distinctiveness, amenities of future and neighbouring residents, and does not improve biodiversity and habitats.</i></p>

Case Officer	Steve Davies
Is the Proposal EIA Development?	No

Purpose of Report

1 The application was determined by the Planning Committee on the 9 October 2025 and was awaiting the completion of a legal agreement and resolution of the New Forest mitigation.

2 Following the committee meeting, it has come to light that the standard BNG and ecology conditions—reflecting the recommendations of the Council’s Ecology Officer—were omitted in error from the published list of conditions. The ecological assessment and necessary mitigation were fully considered as part of the officer appraisal, and Members were advised at the Meeting that the Ecology Officer had no objection to the proposal. The omission was therefore administrative in nature and does not alter the basis on which the committee made its resolution.

3 The applicant does not object to the conditions but for clarity and completeness Members of the Committee are asked to formally update their recommendation to include the following conditions.

- Badger mitigation as set out in sections 4.37 to 4.50 (inclusive) and appendix 5 of ‘54 Howeth Road, Bournemouth, BH10 5EB Ecological Impact Assessment’ by Cherry Tree Ecology Ltd must be implemented in full. –

Reason: Protection of Badgers Act 1992; 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 CS41 “conserve and improve landscape and townscape, biodiversity and habitats.”

- Biodiversity recommendations as given in section 7 and appendix 4 of ‘54 Howeth Road, Bournemouth, BH10 5EB Ecological Impact Assessment’ by Cherry Tree Ecology 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 policy CS30 “enriches biodiversity and wildlife habitat”

- Mitigation for hedgehog and stag beetle as give in sections 4.51 to 4.55 (inclusive) and appendix 5 of ‘54 Howeth Road, Bournemouth, BH10 5EB Ecological Impact Assessment’ by Cherry Tree Ecology 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 CS41 “conserve and improve landscape and townscape, biodiversity and habitats.”

The standard Habitat Management and Monitoring Plan (“HMMP”) condition.

Recommendation

That Members reaffirm their resolution of 9 October 2025 to grant planning permission, subject to;

1) The satisfactory completion of a S106 agreement securing;

- 1. New Forest Mitigation (SAMM)**
- 2. Heathland SAMMs Mitigation: £1581 (3 X £527) plus administration costs.**
- 3. BNG Monitoring fees**

2) 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 be carried out in accordance with the following approved plans: 2071P: 001, 101A, 102, 103, 104, 105, 106, 107, 108, 109, 110, Land P001 rev 2.

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

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

Reason: To provide satisfactory drainage for the development in accordance with Policy CS4 of the Bournemouth Local Plan: Core Strategy (October 2012) and in order to achieve the objectives set out in the Local Planning Authority's Planning Guidance Note on Sustainable Urban Drainage Systems.

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

4. Details/samples of the bricks and tiles to be used on the external surfaces of the proposed development shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of any superstructure works on site. Development shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory visual relationship between the existing and the new development in accordance with Policy CS41 of the Bournemouth Local Plan: Core Strategy (October 2012).

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order) 2015 (or any order revoking and re-enacting that Order with or without modification), no additional windows shall be installed or dormer windows shall be constructed in the new development or the existing dwelling without the grant of further specific planning permission from the Local Planning Authority.

Reason: To avoid loss of privacy for adjoining properties in accordance with Policy CS41 of the Bournemouth Local Plan: Core Strategy (October 2012).

6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order) 2015 (or any order revoking and re-enacting that Order with or without modification), no enlargements of the dwelling(s) shall be constructed without the grant of further specific planning permission from the Local Planning Authority.

Reason: To enable the Local Planning Authority to retain control over the development of the site in accordance with Policy CS41 of the Bournemouth Local Plan: Core Strategy (October 2012).

7. The cycle parking stores shall be constructed and laid out in accordance with the approved details and completed prior to occupation of the development hereby approved and shall thereafter be retained, maintained, and kept available for the occupants of the development at all times.

Reason: To ensure the proper construction of the parking facilities and to encourage the use of sustainable transport modes.

8. The Electric Vehicle Charging Points and associated infrastructure details forming part of the planning application submission and indicated on the approved plans shall be implemented and brought into operation prior to the occupation of any residential unit hereby approved or any commercial use hereby approved commencing. Thereafter the Electric Vehicle Charging Points shall be permanently retained available for use at all times.

Reason: To ensure the proper construction of the parking facilities and to encourage the use of sustainable transport modes.

9. Within 3 months of the date of commencement of the development, unless otherwise agreed in writing by the Local Planning Authority, full details of soft

landscape proposals to include tree planting in protected grids and hedging similarly protected shall be submitted to and approved in writing by the Local Planning Authority. The details should include where appropriate: Planting plans; Schedule of plants; Implementation timetable. The approved soft landscape scheme shall be implemented in full prior to occupation or use of the development commencing and permanently retained unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the proposed development includes a properly designed and suitably landscaped amenity area in the interests of visual amenity and to accord with Policy 4.25 of the Bournemouth District Wide Local Plan (February 2002) and Policy CS41 of the Bournemouth Local Plan: Core Strategy (October 2012).

10. Prior to commencement of the development, unless otherwise agreed in writing by the Local Planning Authority, details of boundary treatment and/or subdivision shall be submitted to and approved in writing by the Local Planning Authority. Details shall include a plan showing: the positions, height, design, and materials and shall incorporate the retention of the existing boundary walls and parts of the existing building to be retained as a future boundary wall where feasible. Notwithstanding the details shown the height of the walls shall be agreed with the Council. The approved boundary treatment scheme shall be implemented in full prior to occupation or use of the development commencing and permanently retained and maintained unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of amenity and privacy and in accordance with Policy CS41 of the Bournemouth Local Plan: Core Strategy (October 2012).

- 11 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 Impact and Method Statement and tree protection plan from Wadey Trees Ltd, dated 10th July 2025, Ref: WT 058-25.

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

12. The bin storage areas hereby approved shall be constructed in accordance with the approved details prior to the occupation of the proposed development and shall be retained and maintained for that use thereafter.

Reason: To preserve the visual amenities of the locality in accordance with Policy CS41 of the Bournemouth Local Plan: Core Strategy (October 2012).

13. Before the development is occupied or utilised the access, turning and parking areas must have been arranged and constructed in accordance with the hereby approved plans. Thereafter, these areas must be permanently maintained, kept free from obstruction and available for the purposes specified.

Reason: To ensure the proper and appropriate development of the site and to ensure that highway safety is not adversely impacted upon.

14. Vegetation clearance on this site should be carried out in September and October, so outside the bird breeding season of 1st March to 31st August inclusive and when have least potential for impact on reptiles. Unless it can be sufficiently checked by an ecologist to show that nesting birds are not present.

Reason: prevention of disturbance to birds' nests as protected under Wildlife and Countryside Act 1981(as amended); protection of common species of reptile as protected under Wildlife and Countryside Act 1981(as amended).

- 15 Badger mitigation as set out in sections 4.37 to 4.50 (inclusive) and appendix 5 of '54 Howeth Road, Bournemouth, BH10 5EB Ecological Impact Assessment' by Cherry Tree Ecology Ltd must be implemented in full. –

Reason: Protection of Badgers Act 1992; 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 CS41 "conserve and improve landscape and townscape, biodiversity and habitats."

- 16 Biodiversity recommendations as given in section 7 and appendix 4 of '54 Howeth Road, Bournemouth, BH10 5EB Ecological Impact Assessment' by Cherry Tree Ecology 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 policy CS30 "enriches biodiversity and wildlife habitat"

- 17 Mitigation for hedgehog and stag beetle as given in sections 4.51 to 4.55 (inclusive) – of '54 Howeth Road, Bournemouth, BH10 5EB Ecological Impact Assessment' by Cherry Tree Ecology Ltd must be implemented in full. –

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 CS41 "conserve and improve landscape and townscape, biodiversity and habitats."

18. a) No part of the development hereby permitted shall be commenced, including any demolition / and site clearance for the purposes of the development, unless a Habitat Management and Monitoring Plan ("HMMP") has first been submitted to and approved in writing by the local planning authority.
- b) The HMMP shall accord with the Biodiversity Gain Plan approved for the purposes of the development hereby permitted and the recommendations contained the Ecological Impact Assessment' by Cherry Tree Ecology Ltd
- c) The HMMP shall in particular include:
- a) a background section; including:

- i. a high level summary of all relevant matters identified in the HMMP;
 - ii. details of the person(s) who have written the HMMP and who will be responsible for delivery and maintenance of all Habitat Provision; and
 - iii. the metric used for the purposes of the HMMP; and
- b) a section setting out all planned habitat activities, including:
- i. overarching aims and objectives;
 - ii. design principles informed by all relevant baseline information;
 - iii. full details of the Habitat Provision;
 - iv. a Condition Target for each habitat forming part of the Habitat Provision together with targets required to meet every Condition Target including timelines against which progress against those targets can be assessed;
 - v. details of all protective, management and maintenance measures in relation to the Habitat Provision to cover a period of at least thirty years from the Completion of Development; and
 - vi. details of any identifiable risk relating to the Habitat Provision and also the meeting of any Condition Target together with initial identified remedial measures relating to any such risk; and
- d) a monitoring schedule section including:
- a) a monitoring strategy;
 - b) details of monitoring methods to be used for a Monitoring Report together with intervals for the provision of every Monitoring Report to the local planning authority; and
 - c) details of how Adaptive Management will be incorporated into meeting every Condition Target; and
- e) plans and details reasonably necessary for each section.
- f) No [part of the development shall be occupied or otherwise brought into use] unless the local planning authority has approved in writing the Completion of Initial Habitat Report.
- g) The approved HMMP shall at all times be accorded with. If at any time it is identified that any Condition Target specified in the approved HMMP may not be, or is no longer being, met then Adaptive Management shall be implemented without unreasonable delay sufficient to ensure that the Condition Target will be met or continues to be met (as the case may be) in accordance with the approved HMMP.
- h) Whenever a Monitoring Report is submitted to the local planning authority in accordance with the approved HMMP, in addition to any other information, it shall in particular include:
- i. a progress summary;
 - ii. details of the person(s) responsible for compiling the information in the monitoring report;
 - iii. details identifying the success or failure of the Habitat Provision both generally and in particular as against every relevant Condition Target;
 - iv. progress toward every Condition Target including any identified barrier(s) to such progress;
 - v. any Adaptive Management required to ensure that the Habitat Provision is on track to meet each Condition Target and continues to meet every Condition Target once achieved;
 - vi. a register of activity; and
 - vii. any identified need to vary the approved HMMP together with relevant explanation.

Definitions within HMMP

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

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

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

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

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

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

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

INFORMATIVES

1. INFORMATIVE NOTE: The applicant is advised that there should be no storage of any equipment, machinery or materials on the footway/highway this includes verges and/or shrub borders or beneath the crown spread of Council owned trees.
2. INFORMATIVE NOTE: The applicant is advised that in order to avoid contravention of highways legislation, provision shall be made in the design of the access/drive to ensure that no surface water or loose material drains/spills directly from the site onto the highway.
3. INFORMATIVE NOTE: This permission is subject to the Community Infrastructure Levy (CIL) introduced by the Town and Country Planning Act 2008. A CIL Liability Notice has been issued with this planning permission that requires a financial payment on commencement of development. Full details are explained in the notice.
4. In accordance with paragraph 38 of the revised NPPF the Council, as Local Planning Authority, takes a positive 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 issues identified by the case officer, submitted revised plans and permission was granted.

Background Documents:

P-29232-270125

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.

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Planning Committee



Application Address	54 Howeth Road Bournemouth BH10 5EB
Proposal	Construction of 3 new dwellings on land to rear of 54 Howeth Road
Application Number	P-29232-270125
Applicant	Mark Parsons
Agent	Darren Henderson -Studio Maiva
Ward and Ward Member(s)	Redhill & Northbourne
Report status	Public
Meeting date	9 October 2025
Summary of Recommendation	Grant in accordance with the details set out below
Reason for Referral to Planning Committee	<p>Councillor Stephen Bartlett for the following reasons:</p> <p><i>The proposed development is contrary to Retained Policy 6.8 of the Bournemouth District Wide Local Plan in that the development does not complement and respect the character and amenity of neighbouring development, the development does not provide a high standard of layout and design that ensures adequate privacy for the occupants of the building and of adjacent residential properties. The proposed development is contrary to the Bournemouth Local Plan Core Strategy Policy CS21 in that the development does not respect residents' amenities. The proposed development is contrary to Bournemouth Local Plan Core Strategy Policy CS41 in that the development does not enhance the character, local distinctiveness, amenities of future and neighbouring residents, and does not improve biodiversity and habitats.</i></p>
Case Officer	Steve Davies
Is the Proposal EIA Development?	No

Description of Proposal

1. Planning consent is sought to develop a parcel of land with a pair of 3 bedroom semi-detached houses and a 2 bedroom chalet style detached dwelling. Access to the site is by way of the existing private driveway for 54 Howeth Road. The new dwelling will be served by a private shared driveway with a communal parking area in front of the dwelling providing 2 car spaces each. 2 car spaces are also provided to serve the existing property.

Description of Site and Surroundings

2. The application site comprises the existing rear garden of 54 Howeth Road and a plot of land that has remained undeveloped since the Copper Beech Gardens development was built in the 1990's. The plots appears to have at one time in the past been part of the long back gardens to 50 and 52 Kingswell Road. The plots has been fenced off from gardens and was until recently overgrown. The site had been cleared of some vegetation although recently has since started to regrow.
3. Properties in Kingswell Road and Howeth Road comprise mainly detached 2 storey family dwellings. Copper Beech Gardens was developed by utilising the rear garden areas. It is a more modern estate development with mainly 2 storey terraced dwellings

Relevant Planning History

PRE-29232	54 Howeth Road	Pre-application meeting to discuss the erection of 3 detached dwellings	Principle considered acceptable but design changes required	Aug 2024
7-1984-11348-H	Rear of 20-48 Kingswell Road	Erection of 24 dwellinghouses & garages, formation of access road and parking areas - amended plan in part to 7/84/11348/G.	GRANTED	22/5/85
7-1979-11348-B	Rear of 8 -50 Kingswell Road	Approval in Principle – Erection of 30 dwellings	GRANTED	1/4/80

Constraints

4. The site lies within the Dorset Heathlands buffer zone and the New Forest zone of interest for the purposes of impact on protected species. No Tree Preservation Order. No Heritage assets.

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 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.
10. 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 Highways – Minor Development

11. No objections raised overall. The transport officer is satisfied with the road layout, access and parking provision for cars and storage of bikes.

BCP Waste & Recycling

13. Bin provision can be met and collection point provided. Residents should present their bins at bin collection area and return them to their property boundaries once they have been emptied

BCP Ecology

- 14 The Councils ecologist has flagged the need to ensure that any works ensure that protected species are not compromised and that the Biodiversity Net Gain (BNG) requirements are met in full. Appropriate conditions are recommended.

BCP Trees & Landscaping

- 15 Impact on trees is acceptable subject to an Arboricultural Method Statement.

BCP Biodiversity Net Gain

- 16 BNG response has been recorded, please see the comments in report below for further details.

Representations

- 17 Representations objecting to the proposal have been submitted from the occupants of 10 properties that adjoin the application site. The main concerns can be summarised as follows.

- Loss of privacy
- Impact on wildlife
- Out of scale and inappropriate design
- Noise nuisance and loss of amenity
- Lack of parking and dangerous access point
- Unsightly parking area
- Poor location of bins
- Impact on biodiversity

Key Issues

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

Impact on character and appearance of the area
Impact on residential amenity of neighbours
Parking and transport issues
Biodiversity nett gain and Heathlands

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

Policy Context

- 20 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that planning applications must be determined in accordance with the development plan

for an area, except where material considerations indicate otherwise. The development plan in this case comprises the Bournemouth Local Plan. Various Development Plan Documents (DPD) make up the Local Plan, the Bournemouth Local Plan: Core Strategy (October 2012) being the overarching document. The Core Strategy has superseded the Bournemouth District Wide Local Plan (DWLP) as the strategic policy framework for the Borough although various policies in the DWLP have been retained as 'saved' policies. The Core Strategy covers the period 2006 to 2026. The following Policies are considered relevant to the current application:

Bournemouth Local Plan – Core Strategy

- CS16 Parking Standards (core strategy 2012)
- CS21 Housing Distribution Across Bournemouth (core strategy 2012)
- CS33 Heathland (Bournemouth core strategy 2012)
- CS35 Nature Conservation/Biodiversity
- CS38 Minimising Pollution (core strategy 2012)
- CS41 Quality Design (core strategy 2012)

District Wide Local Plan

- 6.8 Residential Infill (Bournemouth district wide local plan 2002)
- 4.25 Landscaping (Bournemouth district wide local plan 2002)

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

21 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 clear 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 of this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.”

Planning Assessment

Presumption in favour of sustainable development/Principle of development

- 22 At the heart of the NPPF is the presumption in favour of sustainable development. NPPF paragraph 11 states that in the case of decision making, the presumption in favour of sustainable development means that where there are no relevant development plan policies, or the policies which are most important for determining the application are out of date, planning permission should be granted unless policies in the Framework that protect areas of assets of particular importance provide a clear reason for refusing the development proposals or any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits when assessed against the policies in the Framework taken as a whole.
- 23 Footnote 8 of paragraph 11 provides that in the case of applications involving the provision of housing, relevant policies are out of date if the local planning authority is (i) unable to demonstrate a five-year supply of deliverable housing sites or (ii) where the Housing Delivery Test (HDT) result is less than 75% of the housing requirement over the previous three years.
- 24 The NPPF (2024) paragraph 78 requires local planning authorities to identify and update a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing. Paragraph 78 goes on to state that the supply should be demonstrated against either the housing requirement set out in adopted strategic policies, or against the local housing need where the strategic policies are more than five years old. Where the Housing Delivery Test indicates delivery has fallen below the local planning authority's housing requirement over the previous three years, a buffer should be included as set out in paragraph 79 of the NPPF.
- 25 At 1 April 2024 BCP Council had a housing land supply of **2.1** years against a 5-year housing requirement that includes a 20% buffer. For the purposes of paragraph 11 of the NPPF, it is therefore appropriate to regard relevant housing policies as out of date as the local planning authority is unable to demonstrate a five-year supply of homes.
- 26 In this instance, the scheme would provide 3 additional dwellings that would contribute towards the Council's housing delivery target on a site that is close to transport links and therefore a "preferred site". 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.
- 27 For this planning application the benefits provided from the supply of new homes are considered to carry significant weight in the planning balance.

Impact on the character and appearance of the area

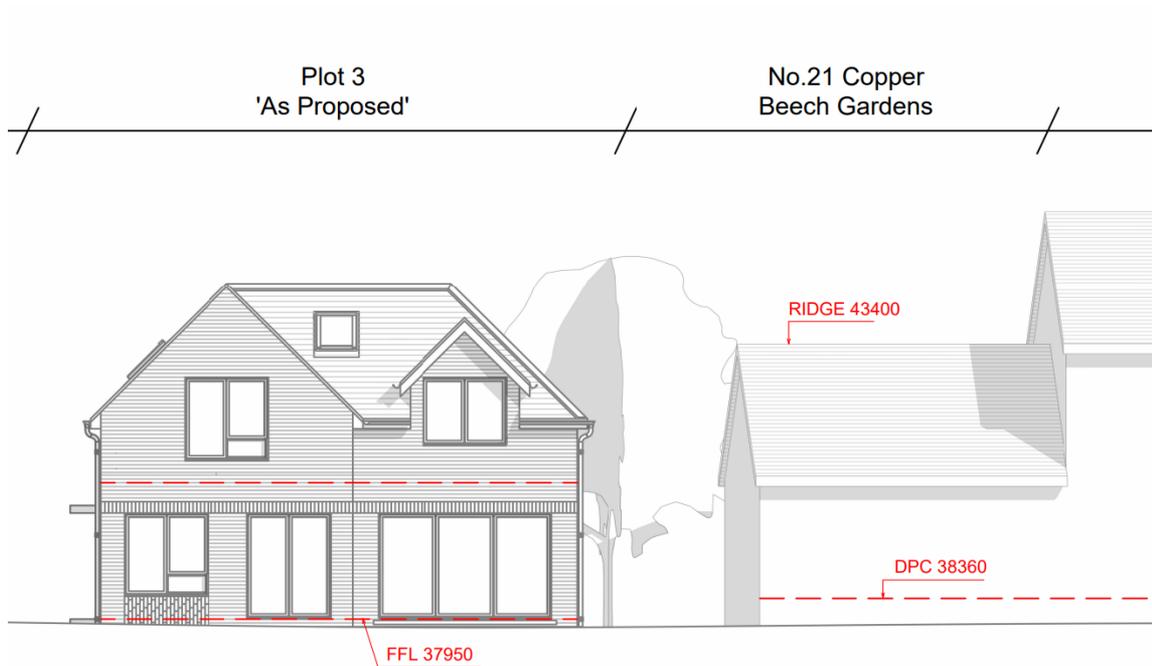
- 28 In accordance with policy CS41 of the core strategy development proposals should be designed to respect the site and its surroundings. The main issue is whether the proposed dwellings will appear squeezed and out of character. Given that all adjacent dwellings apart from the terraced bungalow in Copper Beech Gardens are two storey in height a two storey development would not be out of character in principle. As this is a suburban location where properties have good sized gardens it will also be necessary to have adequate spacing between

properties. The distances to the rear of the properties in Copper Beech Gardens is about 12.5m and a greater distance is proposed to the properties in Howeth Road and Kingswell Road. This spacing is not unusual in the locality. At the pre-application stage two detached properties were proposed however, a better approach has been to make the two detached dwellings a semi to have better spacing to the boundaries. Similarly, because of the relationship of the unit adjacent to the bungalow in Copper Beech Gardens a chalet bungalow is proposed and this would improve the relationship to the existing development. Whilst the existing openness of the site will be eroded it is considered that the development is compatible with the general character of the area and it will not appear out of place between the existing properties.

- 29 Because of the parking requirements the amount of development coverage on the site has increased considerably with much of the space given over to parking access and general tarmac. The large open forecourt is not ideal given the current verdant character of the site. However, this will not be generally apparent from outside of the site and the proposed landscaping scheme which now includes communal areas and tree planting will ensure that there is a reasonable green setting to the development. Also there will be a requirement to meet the Biodiversity Net Gain requirements and there is scope to introduce some replacement landscaping on the site.
- 30 While the site currently comprises a wild green space that contributes positively to local ecology and offers a pleasant outlook for neighbours, it is not designated as a protected or critical area within the local environmental framework. The space is privately owned, not publicly accessible, and is primarily overlooked by surrounding gardens rather than forming part of the public realm. Its presence is somewhat unusual in an urban setting and its loss is acknowledged.
- 31 To conclude, the proposed development is considered to be in keeping with the general pattern of surrounding development and will not result in an appearance of over-congestion. As such, the proposal is deemed to comply with Policy CS21 and CS41 of the Core Strategy and Policy 6.8 of the District Wide Local Plan.

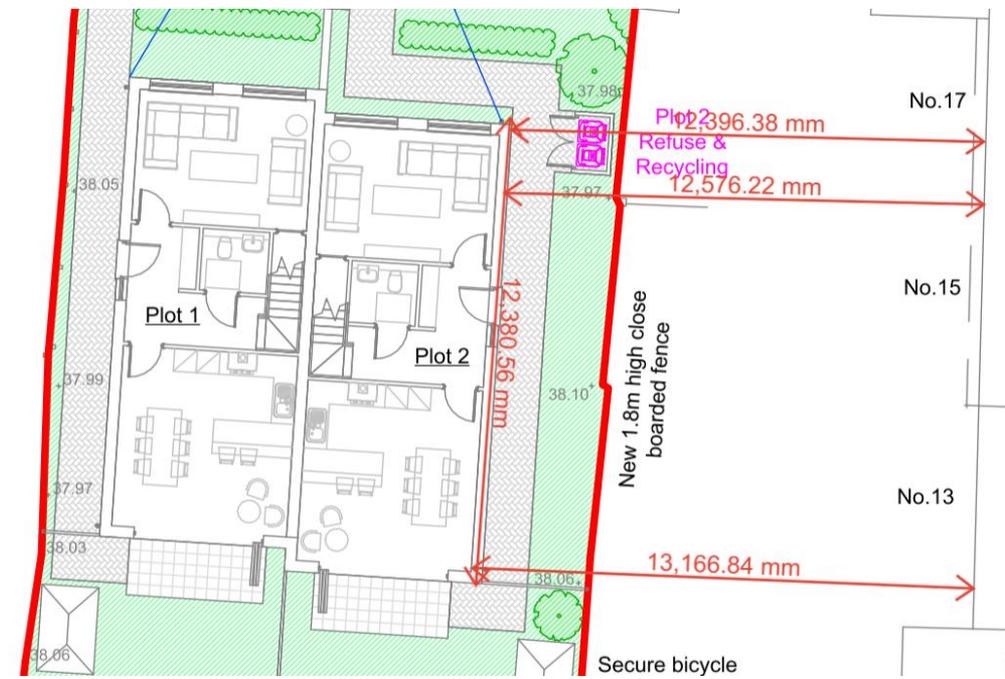
Impact on living conditions

- 32 21 Copper Beech Gardens: This property is a low rise bungalow attached to the end of terrace. It has its front door and a window facing the application site where a chalet style dwelling is proposed. The building to building distance is about 3m at the closest point. As this is not a principle elevation it is considered that the spacing is acceptable will therefore not be overbearing to them. The relationship is shown in the drawing below.



33 The pair of semi detached properties will face the bungalow however, the distance is over 25m which exceeds the 22m recommended to prevent overlooking.

34 13 to 19 Copper Beech Gardens. These properties directed face the side elevation of the pair of semi-detached properties. The residential design guidance suggests a minimum spacing of 12.5m between a side flank wall and the rear elevation of a property. The drawing below shows that this can be achieved.



35 The proposed two-storey development has been assessed in relation to its impact on the outlook of existing neighbouring properties. It is acknowledged that the introduction of a built form of this scale may alter the current visual

environment for nearby residents. However, the development is considered acceptable in this context due to the provision of a 12.5 metre separation distance between the new building and the rear elevations of the existing dwellings. This distance aligns with the recommendations set out in the Council's Residential Design Guidance, which suggests that a minimum of 12.5 metres is generally sufficient to maintain an acceptable level of outlook and avoid an overbearing relationship between buildings.

- 36 Further to the separation distance, the impact is mitigated by the following factors:

No direct overlooking: The proposed development has been designed to avoid the inclusion of windows that would directly overlook the habitable rooms or private amenity spaces of these neighbouring properties.

Soft landscaping potential: There is adequate space between the development and the site boundary to allow for the introduction of soft landscaping. This can provide visual screening and enhance the overall amenity of the area, contributing positively to the residential environment.

- 37 While the development will inevitably result in some change to the outlook from neighbouring properties, the proposal is considered to strike an appropriate balance between accommodating new housing and protecting existing residential amenity. The separation distance, absence of direct overlooking, and potential for landscaping collectively ensure that the impact is not considered to be significantly harmful.
- 38 48 to 52 Howeth Road The relationship between the properties and the development is similar to that set out in relation to Copper Beech Gardens. Whilst there is no scope for soft landscaping the distance is over 22m and therefore the impact is considered acceptable.
- 39 54 and 56 Howeth Road These properties will be affected as proposed development also includes a chalet-style dwelling positioned close to the shared boundary with 56 Howeth Road. This element of the scheme features eaves at approximately 4 metres in height, which introduces a more immediate presence when viewed from the rear garden of No. 56. While this may result in some perceptible change to the garden outlook, the impact is considered limited in scope, affecting only the rear garden area rather than the habitable rooms of the property.
- 40 The potential for overshadowing has been acknowledged, particularly given the southern orientation of the new dwelling relative to No. 56. However, the extent of overshadowing is not considered significant, and would primarily occur during limited periods of the day. Importantly, the design avoids any overlooking windows at upper floor level, thereby preserving privacy. Additionally, there is scope for a hedge or other soft landscaping along the boundary, which would help to soften the visual impact and enhance the sense of separation between the properties

- 41 Properties in Kingswell Road The properties in Kingswell Road have 20m long rear gardens so the proposed development will be a total of over 28m distant. Whilst the rear window will overlook the impact is considered acceptable.

Biodiversity

Biodiversity net gain required

- 42 *Paragraph Biodiversity net gain required*
- 42 Paragraph 40 of the Natural Environment and Rural Communities Act, under the heading of 'duty to conserve biodiversity' states "every public authority must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity."
- 43 The NPPF at chapter 15 'conserving and enhancing the natural environment' sets out government views on minimising the impacts on biodiversity, providing net gains where possible and contributing to halt the overall decline in biodiversity. The Local Plan at Policy CS35 – biodiversity and geodiversity, sets out policy requirements for the protection and where possible, a net gain in biodiversity.
- 44 In addition, a 10% biodiversity net gain (BNG) is required as per the Environment Act 2021.
- 45 An ecological impact assessment and Statutory Biodiversity Metric have been submitted with the application. This has been amended since the original submission
- 46 The existing site can be split into two sections. The existing house and curtilage garden which has been included in the metric as 'vegetated garden', and the adjacent land which comprises bramble scrub and hedges. There were also 4 trees within the bramble area which have been felled prior to the application being submitted.
- 47 The proposed development would see the loss of two medium distinctiveness habitats, bramble scrub and urban trees, both of which make up a significant proportion of the existing units to be lost.
- 48 The bramble scrub is within a piece of land completely surrounded by other residential properties, and previous lack of management of the brambles caused complaints by the local residents. Maintaining bramble scrub within the development would cause longer term maintenance issues as well as being out of keeping with the landscape design of a residential site. Therefore the loss of this habitat is considered to be justified in this case.
- 49 Four trees have been felled within the bramble area. The loss of these trees is contrary to the biodiversity gain hierarchy which requires developers to consider how existing medium distinctiveness habitats can be retained. However, the trees were felled prior to submission of the application and prior to mandatory BNG and it is understood the applicant was not aware of the implications of felling the trees. The applicant has sought to address this by amending the scheme to provide four replacement trees within a small communal landscaped

area within the site. The communal landscaping would also include an area of modified grassland and some introduced shrubs.

- 50 The remainder of the site would comprise the proposed dwellings. The design was amended to retain an existing fruit tree within the garden of number 54 for retention in one of the new gardens. Another small tree within the garden would be removed due to its position being within a critical area for car parking and access.
- 51 The metric user guide advises that only vegetated garden habitat should be recorded in the metric when within the curtilage of a dwellinghouse due to it not being appropriate to secure other new habitats within private gardens for the statutory 30 year period.
- 52 For this reason there is limited opportunity to provide additional habitats onsite. It is considered that the applicant has demonstrated that they would provide a reasonable amount of onsite habitat given the nature of the development.
- 53 The remainder of the 10% net gain required will need to be achieved by way of purchasing offsite biodiversity units, or biodiversity credits.
- 54 The current layout has been proposed to ensure the buildings, car parking and access meets the needs of the new residents. The loss of habitats will be mitigated on site as far as possible with a redesign to allow more habitat creation, however the site landscaping design does not allow for a net gain on habitat units. Therefore, third party compensation will be used within the LPA or in the adjacent Dorset LPA where possible.

Ecology

- 51 The site has been undeveloped for many years and there were reports of Badgers. However, a badger report has been carried out and there is no evidence that there are any active setts on site. The applicant has submitted an ecological survey which acknowledges the current situation, and the Councils Ecologist is satisfied with the approach.

Heathland Mitigation:

- 52 The site is within 5km of a designated Dorset Heathlands SPA (Special Protection Area) and Ramsar Site, and part of the Dorset Heaths candidate SAC (Special Area of Conservation) which covers the whole of Bournemouth. As such, the determination of any application for an additional dwelling(s) resulting in increased population and domestic animals should be undertaken with regard to the requirements of the Habitat Regulations 1994. It is considered that an appropriate assessment could not clearly demonstrate that there would not be an adverse effect on the integrity of the sites, particularly its effect upon bird and reptile habitats within the SSSI.
- 53 Therefore, as of 17th January 2007 all applications received for additional residential accommodation within the borough is subject to a financial contribution towards mitigation measures towards the designated sites. A capital contribution is therefore required and in this instance 3 x £510 plus a £75 administration fee. The applicant has indicated willingness to enter into a 106

agreement however, the agreement is awaiting clarification on the New Forest mitigation so that the agreement can encompass both matters.

New Forest

- 54 Formal advice from Natural England (NE) has recently been given to the Council regarding the recreational pressures being placed on the New Forest's European designated sites (SAC, New Forest SPA and New Forest Ramsar site). In light of this, NE has advised that any additional residential development within 13.8km of the New Forest should not be permitted without first securing appropriate mitigation.
- 55 The New Forest Strategic Access Management and Monitoring Strategy 2023, prepared by Footprint Ecology, demonstrates that additional residential development within 13.8km of the New Forest Designated Sites, where in conjunction with advice from Natural England, it has been recognised that housing growth and increases in bedroom numbers have the potential to generate cumulative impacts upon the integrity of the New Forest. There is a reasonable likelihood that the occupants of the proposed development would visit the New Forest for recreation purposes.
- 56 Although the proposals contribution to this may be minimal by itself, it cannot be ruled out beyond all reasonable scientific doubt that the proposal would not have a likely significant effect on the sensitive interest features of the habitat sites, from human pressures, either alone or in combination with other proposals.
- 57 The draft New Forest Access Management & Monitoring (SAMM) Strategy (October 2024) sets out suitable mitigation can be implemented through the collection of SAMMs payments and sets a tariff per net dwelling of £300 for most of the BCP area. The site is within the 13.8 Km buffer zone and will be liable to make a financial mitigation contribution towards the New Forest. Currently the process for BCP sites to make the appropriate contribution is being developed. At this stage any recommendation for approval will be subject to a legal agreement to ensure that the appropriate mitigation is in place. Once signed the Council will be in a position to carry out an appropriate assessment to ensure that the development meets the Habitats Regulations.

Parking and transport issues

- 58 The Local Highway Authority acknowledges multiple public objections relating to increased traffic, parking pressures, and the intensification of the existing access. These concerns have been carefully considered in the LHA's assessment.

Parking Stress:

- 59 The proposed parking provision meets the standards set out in the Parking SPD and is not expected to displace vehicles onto the public highway. Therefore, existing parking stress is unlikely to be worsened.

Access and Driveway Design:

- 60 The shared access includes a widened section (5.5m) near the entrance to facilitate passing movements, reducing potential conflict. The 3.5m width along the remainder of the access is sufficient for emergency vehicles, with additional operating space available nearby. The low number of dwellings (three) means traffic generation is minimal, and the access design—with bends and no footways—is appropriate for such a scale, promoting low vehicle speeds.

Site Entrance and Visibility:

- 61 Improvements to pedestrian visibility and the straight alignment of Howeth Road ensure good sight lines for vehicles. On-street parking does not significantly affect visibility splays, and the access is considered safe under national highway design guidance.

Planning Balance / Conclusion

- 62 The proposal is for a backland development within an established residential area where infill development has taken place over the past 50+ years to develop the original long rear gardens and generous plots. As set out in the NPPF with the current housing shortfall the Council should look positively at proposals which can achieve additional housing. A tilted balance should be adopted which suggests that where proposals are finely balanced there should be a presumption to lean towards supporting the proposal. However, this should not override identified serious concerns and significant harm. In this case the following matters have been considered:

- The proposal is similar to neighbouring development and has an acceptable impact on the character and appearance of the area;
- The impact on neighbouring residential amenity is acceptable when assessing against the Councils Residential Design guide;
- The proposal is for family houses rather than flats.
- The level of car parking provision is acceptable;
- The proposal is compliant with BNG and can provide a net increase above 10%. In this respect the applicant has modified the proposal to include communal landscaped areas which can be better protected in the future rather than the space being in individual garden areas.
- The proposed drainage will incorporate SuDS to alleviate an increase in surface flooding and provide suitable drainage of the site;
- The impact on Heathlands and the New Forest will need to be suitably mitigated with a legal agreement to secure mitigation payments. The recommendation below is subject to an agreement being concluded.
- With regard to transport matters and having regard to paragraph 116 of the NPPF (2024), the proposal is not expected to result in a severe cumulative impact on the road network or compromise highway safety. Electric vehicle charging provision is now addressed through Building Regulations, so no planning condition is required.

- 63 While the proposal offers clear economic and social benefits — including the delivery of family housing in a sustainable location, compliance with biodiversity and drainage requirements, and alignment with national and local planning policy it is acknowledged

that there will be a change in the character of the immediate environment for neighbouring residents. The development will result in the loss of a currently quiet and green outlook, replacing it with built form and associated activity. Although the space is not publicly accessible, its presence contributes to a sense of openness and tranquillity for adjoining properties. These impacts have been carefully considered; however, they are not deemed to result in significant harm when weighed against the wider benefits of the scheme. On balance, the proposal is considered acceptable and capable of being supported, subject to appropriate mitigation and planning conditions.

Recommendation

To Grant Planning permission Subject to;

1) The satisfactory completion of a S106 agreement securing;

- 1. New Forest Mitigation (SAMM)**
- 2. Heathland SAMMs Mitigation: £1581 (3 X £527) plus administration costs.**
- 3. BNG Monitoring fees**

2) 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 be carried out in accordance with the following approved plans: 2071P: 001, 101A, 102, 103, 104, 105, 106, 107, 108, 109, 110, Land P001 rev 2.

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

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

Reason: To provide satisfactory drainage for the development in accordance with Policy CS4 of the Bournemouth Local Plan: Core Strategy (October 2012) and in order to achieve the objectives set out in the Local Planning Authority's Planning Guidance Note on Sustainable Urban Drainage Systems.

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

5. Details/samples of the bricks and tiles to be used on the external surfaces of the proposed development shall be submitted to and approved in writing by the Local

Planning Authority prior to the commencement of any superstructure works on site. Development shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory visual relationship between the existing and the new development in accordance with Policy CS41 of the Bournemouth Local Plan: Core Strategy (October 2012).

6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order) 2015 (or any order revoking and re-enacting that Order with or without modification), no additional windows shall be installed or dormer windows shall be constructed in the new development or the existing dwelling without the grant of further specific planning permission from the Local Planning Authority.

Reason: To avoid loss of privacy for adjoining properties in accordance with Policy CS41 of the Bournemouth Local Plan: Core Strategy (October 2012).

7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order) 2015 (or any order revoking and re-enacting that Order with or without modification), no enlargements of the dwelling(s) shall be constructed without the grant of further specific planning permission from the Local Planning Authority.

Reason: To enable the Local Planning Authority to retain control over the development of the site in accordance with Policy CS41 of the Bournemouth Local Plan: Core Strategy (October 2012).

8. The cycle parking stores shall be constructed and laid out in accordance with the approved details and completed prior to occupation of the development hereby approved and shall thereafter be retained, maintained, and kept available for the occupants of the development at all times.

Reason: To ensure the proper construction of the parking facilities and to encourage the use of sustainable transport modes.

9. The Electric Vehicle Charging Points and associated infrastructure details forming part of the planning application submission and indicated on the approved plans shall be implemented and brought into operation prior to the occupation of any residential unit hereby approved or any commercial use hereby approved commencing. Thereafter the Electric Vehicle Charging Points shall be permanently retained available for use at all times.

Reason: To ensure the proper construction of the parking facilities and to encourage the use of sustainable transport modes.

10. Within 3 months of the date of commencement of the development, unless otherwise agreed in writing by the Local Planning Authority, full details of soft landscape proposals to include tree planting in protected grids and hedging similarly protected shall be submitted to and approved in writing by the Local Planning Authority. The details should include where appropriate:

Planting plans; Schedule of plants; Implementation timetable. The approved soft landscape scheme shall be implemented in full prior to occupation or use of the development commencing and permanently retained unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the proposed development includes a properly designed and suitably landscaped amenity area in the interests of visual amenity and to accord with Policy 4.25 of the Bournemouth District Wide Local Plan (February 2002) and Policy CS41 of the Bournemouth Local Plan: Core Strategy (October 2012).

11. Prior to commencement of the development, unless otherwise agreed in writing by the Local Planning Authority, details of boundary treatment and/or subdivision shall be submitted to and approved in writing by the Local Planning Authority. Details shall include a plan showing: the positions, height, design, and materials and shall incorporate the retention of the existing boundary walls and parts of the existing building to be retained as a future boundary wall where feasible. Notwithstanding the details shown the height of the walls shall be agreed with the Council. The approved boundary treatment scheme shall be implemented in full prior to occupation or use of the development commencing and permanently retained and maintained unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of amenity and privacy and in accordance with Policy CS41 of the Bournemouth Local Plan: Core Strategy (October 2012).

12. 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 Impact and Method Statement and tree protection plan from Wadey Trees Ltd, dated 10th July 2025, Ref: WT 058-25.

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

13. The bin storage areas hereby approved shall be constructed in accordance with the approved details prior to the occupation of the proposed development and shall be retained and maintained for that use thereafter.

Reason: To preserve the visual amenities of the locality in accordance with Policy CS41 of the Bournemouth Local Plan: Core Strategy (October 2012).

14. Before the development is occupied or utilised the access, turning and parking areas must have been arranged and constructed in accordance with the hereby approved plans. Thereafter, these areas must be permanently maintained, kept free from obstruction and available for the purposes specified.

Reason: To ensure the proper and appropriate development of the site and to ensure that highway safety is not adversely impacted upon.

15. Vegetation clearance on this site should be carried out in September and October, so outside the bird breeding season of 1st March to 31st August inclusive and when

have least potential for impact on reptiles. Unless it can be sufficiently checked by an ecologist to show that nesting birds are not present.

Reason: prevention of disturbance to birds' nests as protected under Wildlife and Countryside Act 1981(as amended); protection of common species of reptile as protected under Wildlife and Countryside Act 1981(as amended).

INFORMATIVES

15. INFORMATIVE NOTE: The applicant is advised that there should be no storage of any equipment, machinery or materials on the footway/highway this includes verges and/or shrub borders or beneath the crown spread of Council owned trees.
16. INFORMATIVE NOTE: The applicant is advised that in order to avoid contravention of highways legislation, provision shall be made in the design of the access/drive to ensure that no surface water or loose material drains/spills directly from the site onto the highway.
17. INFORMATIVE NOTE: This permission is subject to the Community Infrastructure Levy (CIL) introduced by the Town and Country Planning Act 2008. A CIL Liability Notice has been issued with this planning permission that requires a financial payment on commencement of development. Full details are explained in the notice.
18. In accordance with paragraph 38 of the revised NPPF the Council, as Local Planning Authority, takes a positive 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 issues identified by the case officer, submitted revised plans and permission was granted.

Background Documents:

P-29232-270125

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.

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**WESTERN PLANNING COMMITTEE 2nd APRIL
2026 / EASTERN PLANNING COMMITTEE 16th
APRIL 2026**



Report subject	Appeals Report
Meeting dates	2 nd April 2026 & 16 th April 2026
Status	Public Report
Executive summary	This report updates members of the planning committee on the Local Planning authority's Appeal performance over the stated period
Recommendations	It is RECOMMENDED that: The planning committee notes the contents of this report.
Reason for recommendations	The content of this report is for information only.

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

Background

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

Appeals Performance

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

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

Proxy assessment period January 2023 –December 2024²	Total number of major application decisions³	Major decisions overturned at appeal	Quality of decisions (% overturned at appeal)	England Average (% overturned at appeal)
Total District Matters ⁴ (PS2)	196	4	2.0	3
Total County Matters ⁵ (SPS2)	0	0	0	0.6

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

Assessment period January 2023-December 2024	Total number of non-major application decisions	Total number of decisions overturned at appeal	Quality of decisions (% overturned at appeal).	England Average (% overturn at appeal)
Total District Matters (PS2)	4,615	86	1.9	1.1

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

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

Year: 2025 - 2026	Dismissed	Allowed	Total	% overturned	NFA/ Withdrawn
March	18	7	25	28%	0
April	8	10	18	55%	0
May	7	5	12	42%	0
June	7	5	12	42%	0
July	10	1	11	9%	0
August	7	0	8	0%	1
September	6	1	0	15%	0
October	15	2	17	11%	0
November	8	5	13	38%	1
December	5	6	11	54%	0
January	3	0	3	0%	0
February	3	2	5	40%	0
Total					0

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

³ This dataset excludes Appeals relating to planning conditions.

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

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

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

General reflection on allowed appeals

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

Allowed appeals

address	9 Mountbatten Road, Poole
Proposal	to extend and alter the existing building and sever the plot to create two houses with associated parking.
Committee overturn	No
Main issues	Impact upon the character and appearance of the area, including Conservation Area.
Why allowed	Whilst subdivision would be obvious from street scene, existing garden already has degree of physical subdivision due to the large shed, boundary wall and gate. Existing boundary treatments line the amenity areas, making them largely imperceptible from wider areas – not undermining spacious character of the area. As a result, the Inspector concluded that the proposal would not result in harm to the character and appearance of the area and Cons area.

address	156 Barrack Road, Christchurch
Proposal	Variation of condition to remove / amend the condition requirements from grant of an internally illuminated advertisement;
Committee overturn	No
Main issues	Impact upon amenity and highway safety
Why allowed	The Inspector considered that the removal of the hours of operation part of condition 2 would result in adverse harm and did not allow this change. However, the Inspector found the illuminance restriction imposed to be unnecessarily restrictive, and found no justification to restrict this as such

	<p>on highway safety grounds, and imposed a less stringent requirement.</p> <p>The Inspector also considered the condition requirement to assess illumination post development to be unnecessary, on the basis that the council would be able to pursue this through their own enforcement powers.</p>
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address	Dorwin Court, 328 Poole Road & 68 Princess Road, Poole
Proposal	Alteration and upward extension of the buildings to create second and third floors of accommodation on each building to create 10 additional apartments in each block (20 in total).
Committee overturn	Yes
Main issues	<p>the character and appearance of the area</p> <p>the living conditions of neighbouring occupiers with particular regards to overshadowing</p>
Why allowed	<p>The Inspector considered that the extensions would ‘would reflect the architectural style of the lower floors including the distinctive fenestration and white render finish’, and concluded that there would be no harm to the “art-deco” style of the current buildings.</p> <p>The Inspector considered that buildings of similar scale to the proposed development currently exist on either side of the appeal site, and the development would sit below the roofline of these buildings. The Inspector also stated that ‘it is difficult to understand how the Council came to the view that the scale, mass, bulk and height of the appeal scheme would be excessive... insofar as they seek that development that “reflects”, “is consistent” and “in keeping with” neighbouring buildings.’</p> <p>In terms of living conditions, the Inspector noted that in built up areas a degree of encroachment into views and outlook is expected, and therefore a change in outlook is not necessarily harmful</p> <p>The Inspector stated that ‘it is difficult to see how there could be an unacceptable impact on neighbouring occupiers’ given that the proposal would not exceed the height of its neighbouring blocks, and would not encroach on the ‘45 degree’ from the neighbouring windows.</p> <p>The Inspector also agreed with the Case Officers assessment that ‘the orientation of Eaglehurst to the appeal buildings is such that increased overshadowing would be limited to the latter part of the day and would not be significant or unacceptable in planning terms’.</p> <p>The Inspector also agreed with the Officers interpretation of Policy PP12</p>

	regarding the accessibility of the building – in that it would not be necessary or reasonable to require compliance with M4(2) of the Building regulations – ‘accessible and adaptable dwellings’.
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List of live appeals

Appendix 1 provides a list of current appeals.

Options Appraisal

9. No options to consider.

Summary of financial implications

10. There are no financial implications as a direct result of this report.
11. However, it should be reminded that the Council can be subject to ‘costs⁶ if the Council were found to be behaving ‘unreasonably’. Such ‘unreasonable’ behaviour includes procedural (relating to the process) and substantive (relating to the issues arising from the merits of the appeal) matters. Examples of unreasonable behaviour include⁷;
 - a. ‘preventing or delaying development which should clearly be permitted, having regard to its accordance with the development plan, national policy and any other material considerations’
 - b. not determining similar cases in a consistent manner
 - c. imposing a condition that is not necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects, and thus does not comply with the guidance in the National Planning Policy Framework on planning conditions and obligation.
 - d. vague, generalised or inaccurate assertions about a proposal’s impact, which are unsupported by any objective analysis

Summary of legal implications

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

Summary of human resources implications

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

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

⁷ [Appeals - GOV.UK](#)

Summary of sustainability impact

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

Summary of public health implications

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

Summary of risk assessment

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

Background papers

Published appeal statistics and appeal decisions

Criteria Document 2024

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

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

Appendices

Appendix 1 – list of outstanding appeals.

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Development Management

Current Planning and Enforcement Appeals Schedule

note: appeals with no start date appear at bottom of report

Appeal number	Location	Proposal	Received from Appellant	Start Date	Method	Officer	Questionnaire due	Questionnaire sent	Neighbours due	Neighbours sent	Statement due	Statement sent
P/25/04782/HOU	160 Ringwood Road Christchurch BH23 5RQ	Formation of dropped kerb and new vehicle access	18 Feb 2026	12-Mar-26	WR	GSA	19-Mar-26	17-Mar-26	19-Mar-26			
P/25/04279/FUL	40 West Way Poole BH18 9LS	Sever land and erect a dwelling (self-build) with new vehicular access off West Way.	09 Mar 2026	12-Mar-26	WR	KHR	19-Mar-26	13-Mar-26	20-Apr-26	12-Mar-26	20-Apr-26	
P/25/04152/HOU	8 Sandy Lane Christchurch BH23 2NJ	Second storey side extension, raising roof height by 1.4m with addition of two dormers to the front and rear elevations.	03 Feb 2026	10-Mar-26	HH	JDE	17-Mar-26	16-Mar-26	17-Mar-26			
P/25/05097/HOU	96 Lake Drive Poole BH15 4LU	Proposed roof alterations, single storey and two storey rear/side extension and garden kitchen/storage outbuilding	05 Mar 2026	09-Mar-26	HH	SDY	16-Mar-26	16-Mar-26	16-Mar-26			
P-23023-040225	Land Adjacent 3 Lytton Road Bournemouth BH1 4SH	Erection of a one bedroom dwelling with associated cycle parking	06 Mar 2026	09-Mar-26	WR	CGO	16-Mar-26	16-Mar-26	16-Mar-26	16-Mar-26	15-Apr-26	
P/25/05068/HOU	50 Baring Road Bournemouth BH6 4DT	Erection of pole mounted weather station	03 Mar 2026	04-Mar-26	HH	GSA	11-Mar-26	11-Mar-26	11-Mar-26	05-Mar-26		
P/25/04213/FUL	57 Old Christchurch Road Bournemouth BH1 1EH	Change of use from Bank (Class E) to an Adult Gaming Centre (AGC) (Sui Generis)	24 Feb 2026	03-Mar-26	WR	CGO	10-Mar-26	10-Mar-26	10-Mar-26	03-Mar-26	07-Apr-26	
P/25/03322/HOU	6 Seacombe Road Poole BH13 7RJ	Proposed first floor level extension incorporating mezzanine level study area within dormer window; construction of 2no. columns supporting 1st floor level extension; construction of link bridge between proposed extension and garden; Changes to fenestration addition of rooflights to loft space; internal alterations	24 Feb 2026	25-Feb-26	HH	EWO	04-Mar-26	04-Mar-26	04-Mar-26			
P/25/04727/HOU	Le Beau Arrowsmith Road Poole BH21 3BE	Extension and alterations to change existing chalet bungalow into a house with annex positioned over triple garage. Installation of solar panels.	19 Feb 2026	25-Feb-26	HH	EWO	04-Mar-26	26-Feb-26	04-Mar-26	26-Feb-26		
P/25/02228/FUL	6 Horsa Close Bournemouth BH6 3AW	Plot subdivision and erection of detached dwelling with associated access and parking	20 Feb 2026	24-Feb-26	WR	EDE	03-Mar-26	27-Feb-26	03-Mar-26	27-Feb-26	31-Mar-26	
ENF/24/0056	Parley Court Golf Course Parley Green Lane Christchurch BH23 6BB	Alleged unauthorised ground works resulting in bunds	06 Jan 2026	24-Feb-26	WR	MPA	10-Mar-26	10-Mar-26	10-Mar-26	09-Mar-26	07-Apr-26	
P/25/01839/FUL	Tennis Courts Seafield Road Bournemouth BH6 3EX	Installation of LED flood lighting around to the existing tennis courts at Seafield Gardens. Number of lights: 10 floodlights. Mounting height: 6m poles.	03 Dec 2025	24-Feb-26	WR	MPA	03-Mar-26	25-Feb-26	03-Mar-26		31-Mar-26	
P/25/04005/OUT	35 Denmark Road Poole BH15 2DE	Outline Planning Permission with all matters reserved for the demolition of existing workshop / store and re-development of the site with 9 flats.	17 Feb 2026	23-Feb-26	WR	DGE	02-Mar-26	24-Feb-26	02-Mar-26	24-Feb-26	30-Mar-26	

**Inquiry or
Hearing
date**

146

P/25/01189/FU L	36 Cromwell Road Poole BH12 2NS	Retrospective consent for removal of garage, erection of single storey store to front and erection of a self contained dwelling to rear	11 Feb 2026	16-Feb-26	WR	BAR	23-Feb-26	23-Feb-26	23-Feb-26		23-Mar-26	
P/25/03354/FU L	2c Flat 1a Beresford Road Bournemouth BH6 5AA	Retrospective: Change of Use from Class C3 (Residential) to Class E3 (Office Use).	06 Feb 2026	12-Feb-26	WR	MPA	19-Feb-26	19-Feb-26	19-Feb-26	13-Feb-26	19-Mar-26	
P/25/04177/FU L	100 Boscombe Grove Road Bournemouth BH1 4PG	Erection of single 2 storey dwelling house and outbuilding	03 Feb 2026	11-Feb-26	WR	LSI	18-Feb-26	18-Feb-26	18-Feb-26	12-Feb-26	18-Mar-26	
P/25/04055/HO U	16 Leeson Road Bournemouth BH7 7AY	Single storey rear extension, First floor side extension over rebuilt garage and play room.	21 Jan 2026	05-Feb-26	HH	JBO	12-Feb-26	11-Feb-26	12-Feb-26			
P/25/02861/FU L	37 Grand Avenue Bournemouth BH6 3SY	New Terrace at first floor together with doors to terrace.	02 Feb 2026	04-Feb-26	WR	LSI	11-Feb-26	12-Feb-26	11-Feb-26	05-Feb-26	11-Mar-26	26-Feb-26
P/25/04618/AD V	347-349 Holdenhurst Road Bournemouth BH8 8BS	Erection of an illuminated small format advertising display	29 Jan 2026	03-Feb-26	SF	MPA	10-Feb-26	06-Feb-26	10-Feb-26	06-Feb-26		
ENF/25/0538	29 Links Road Poole BH14 9QS	Refused retrospective application for 2m high fence following ENF/25/00023.	15 Dec 2025	03-Feb-26	WR	ASU	17-Feb-26	12-Feb-26	17-Feb-26	25-Feb-26	17-Mar-26	12-Feb-26
P/25/03304/FU L	19 Hogue Avenue Bournemouth BH10 6DA	Demolition of a single storey extension to the side of existing house, severance of the existing plot and the erection of a pair of semi-detached houses with vehicular accesses and car parking	22 Jan 2026	27-Jan-26	WR	PWA	03-Feb-26	28-Jan-26	03-Feb-26	27-Jan-26	03-Mar-26	25-Feb-26
P/25/02979/FU L	59 and 61 Creekmoor Lane Poole BH17 7BW	Erect two dwellings at the rear of 59 and 61 Creekmoor Lane.	23 Jan 2026	27-Jan-26	WR	DGE	03-Feb-26	30-Jan-26	03-Feb-26	30-Jan-26	03-Mar-26	23-Feb-26
14 P/25/03015/LB	Stourview House Throop Road Bournemouth BH8 0DH	Retrospective: Listed Building Consent for the retention of a replacement composite door located on the secondary (side) elevation. Existing unauthorised.	20 Jan 2026	27-Jan-26	WR	KKU	03-Feb-26	02-Feb-26	03-Feb-26		03-Mar-26	02-Mar-26
P/25/03296/FU L	Marina Court 34 Banks Road Poole BH13 7QE	Demolish garage to create a vehicular access and erect a detached bungalow	13 Jan 2026	20-Jan-26	WR	DGE	27-Jan-26	26-Jan-26	27-Jan-26	21-Jan-26	24-Feb-26	20-Feb-26
P/25/03851/FU L	2 Wallace Road Poole BH18 8NG	Demolition of existing dwelling, garage and the erection of a block of 6 flats with on site car parking	15 Jan 2026	20-Jan-26	WR	CGD	27-Jan-26	21-Jan-26	27-Jan-26	20-Jan-26	24-Feb-26	
P/25/01436/FU L	87 Ringwood Road Poole BH14 0RH	Alterations and change of use of part of first and second floors into 6 bedroom HMO for a maximum of 6 people ancillary to the primary use of the premises as a mixed Automotive Restoration workshop (Sui Generis) and car storage (B8) use (part retrospective).	19 Jan 2026	20-Jan-26	WR	CGD	27-Jan-26	27-Jan-26	27-Jan-26	27-Jan-26	24-Feb-26	26-Feb-26
ENF/25/0115	50 Ashford Road Bournemouth BH6 5QD		27 Nov 2025	15-Jan-26	WR	EDA	29-Jan-26	28-Jan-26	26-Feb-26	28-Jan-26	26-Feb-26	
P/25/02992/FU L	Land rear of 335 Ringwood Road Poole BH12 3JN	Demolish detached garage, sever land and erect a detached bungalow with associated vehicular parking	07 Jan 2026	12-Jan-26	WR	CGD	19-Jan-26	19-Jan-26	19-Jan-26	13-Jan-26	16-Feb-26	10-Feb-26

148

P/25/04269/FU L	Land rear of 335 Ringwood Road Poole BH12 3JN	Demolish detached garage, erection a detached 1-bedroom bungalow and formation of new parking area with 2no. spaces to no. 335 Ringwood Road and 1no. space for the proposed dwelling	07 Jan 2026	12-Jan-26	WR	CGD	19-Jan-26	19-Jan-26	19-Jan-26	13-Jan-26	16-Feb-26	12-Feb-26
APP/23/00822/ F	Canford Recycling Centre Arena Way Poole BH21 3BW	Demolition and Removal of existing structures and the erection of a Carbon Capture Retrofit Ready Energy from Waste Combined Heat and Power Facility with associated Combined Heat and Power Connection, Distribution Network Connection and Temporary Construction Compounds and associated buildings and ancillary car parking.	20 Nov 2025	08-Jan-26	IN	SMN	15-Jan-26	15-Jan-26	15-Jan-26	12-Jan-26	12-Feb-26	12-Feb-26
P/25/03870/FU L	Pavement o/s 15 Holdenhurst Road Bournemouth BH8 8EH	The installation of 1no. BT Street Hub	17 Dec 2025	07-Jan-26	WR	MPA	14-Jan-26	08-Jan-26	14-Jan-26		11-Feb-26	
P/25/03874/FU L	Pavement o/s 405-409 Wimborne Road Bournemouth BH9 2AJ	The installation of 1no. BT Street Hub and removal of associated BT payphones.	17 Dec 2025	07-Jan-26	WR	MPA	14-Jan-26	08-Jan-26	14-Jan-26		11-Feb-26	
P/25/03869/AD V	First Floor Flat 15 Holdenhurst Road Bournemouth BH8 8EH	Advertisement consent for the installation of 1no. BT Street Hub	17 Dec 2025	07-Jan-26	SF	MPA	14-Jan-26	13-Jan-26	14-Jan-26	08-Jan-26		13-Jan-26
P/25/03873/AD V	Pavement o/s 405-409 Wimborne Road Bournemouth BH9 2AJ	Advertisement consent for the installation of 1no. BT Street Hub and removal of associated BT payphones.	17 Dec 2025	07-Jan-26	SF	MPA	14-Jan-26	13-Jan-26	14-Jan-26	08-Jan-26		13-Jan-26
P/25/02241/FU L	10 Sopers Lane Poole BH17 7ES	To sever land and erect 2no. detached chalet bungalows with vehicular access shared with no. 10 Sopers Lane.	19 Dec 2025	22-Dec-25	WR	BAR	31-Dec-25	22-Dec-25	29-Jan-26	22-Dec-25	29-Jan-26	03-Jan-26
P/25/00686/FU L	Garages rear of 12 Osborne Road Bournemouth BH9 2JL	Demolition of two garages and erection of a dwellinghouse	05 Dec 2025	17-Dec-25	WR	CGO	24-Dec-25	22-Dec-25	24-Dec-25	22-Dec-25	21-Jan-26	
P/25/01995/HO U	34 Sopers Lane Poole BH17 7ES	Proposed new access and hardstanding driveway, dropped kerb, proposed boundary fence, retain plant bed and proposed retaining wall.	05 Dec 2025	15-Dec-25	WR	CAB	22-Dec-25	18-Dec-25	22-Dec-25	16-Dec-25	22-Jan-26	18-Dec-25
APP/24/01375/ F	Sandbanks Beach Cafe/Restaurant & Kiosk, Banks Road, Poole, BH13 7QQ	Variation of condition 2 & 5 of planning permission APP/22/00740/F as described in that description to amend the plans under condition 2 to reflect the fixed seating layout and amend the wording of condition 5 to removing reference to the removal of tables and chairs each day to allow these to be fixed and retained in situ.	10 Dec 2025	15-Dec-25	WR	EWO	22-Dec-25	22-Dec-25	22-Dec-25		22-Jan-26	20-Jan-26
APP/24/01374/ F	Branksome Chine Cafe, Pinecliff Road, Poole, BH13 6LP	Variation of condition 2 & 5 of planning permission APP/22/00538/F as described in that description to amend the plans under condition 2 to reflect the fixed seating layout and amend the wording of condition 5 to removing reference to the removal of tables and chairs each day to allow these to be fixed and retained in situ.	10 Dec 2025	15-Dec-25	WR	EWO	22-Dec-25	22-Dec-25	22-Dec-25		22-Jan-26	20-Jan-26
P/25/03356/FU L	4 Sopers Lane Poole BH17 7ES	Demolish garage, outbuilding and sunroom to rear of dwelling at no. 4 Sopers Lane, carry out internal alterations to the existing dwelling to reduce the number of habitable rooms, sever land and erect a pair of semi-detached bungalows with on site car parking on frontage of property	10 Dec 2025	15-Dec-25	WR	BAR	22-Dec-25	22-Dec-25	22-Dec-25	16-Dec-25	22-Jan-26	05-Jan-26
P/25/00729/FU L	The Lodge 2A Burton Road Poole BH13 6DU	Replacement dwelling with associated parking and access	08 Dec 2025	11-Dec-25	WR	ADL	18-Dec-25	17-Dec-25	18-Dec-25	17-Dec-25	27-Jan-26	24-Jan-26

02-Jun-26
150

P/25/00728/FU L	The Lodge 2A Burton Road Poole BH13 6DU	Replacement dwelling with associated parking and access	08 Dec 2025	10-Dec-25	WR	ADL	17-Dec-25	17-Dec-25	17-Dec-25	17-Dec-25	27-Jan-26	23-Jan-26
P/25/00734/FU L	The Lodge 2A Burton Road Poole BH13 6DU	Replacement dwelling with associated access and parking	08 Dec 2025	10-Dec-25	WR	ADL	17-Dec-25	17-Dec-25	17-Dec-25	17-Dec-25	27-Jan-26	24-Jan-26
P/25/00576/FU L	383 Wimborne Road Poole BH15 3ED	New single storey dwelling on land to rear of 383 Wimborne Road	08 Dec 2025	09-Dec-25	WR	CGD	16-Dec-25	11-Dec-25	16-Dec-25	11-Dec-25	16-Jan-26	13-Jan-26
C/2023/1513	22 Stafford Road Bournemouth BH1 1JH	Description - Former 8 bed HMO converted into 6 flats, permission approved for only 4 flats.	30 Oct 2025	04-Dec-25	WR	EDA	18-Dec-25	10-Dec-25	18-Dec-25	10-Dec-25	15-Jan-26	12-Dec-25
P/25/03124/FU L	1 Almhurst Road Bournemouth BH4 8EL	Erection of new metal frame retractable roof pergola to rear courtyard garden.	27 Nov 2025	02-Dec-25	WR	SDY	09-Dec-25	08-Dec-25	09-Dec-25		09-Jan-26	05-Jan-26
P/25/00561/FU L	7 Knole Gardens Bournemouth BH1 3QY	Proposed new build dwelling with associated access and parking.	25 Nov 2025	27-Nov-25	WR	CGO	04-Dec-25	03-Dec-25	04-Dec-25	27-Nov-25	06-Jan-26	06-Jan-26
APP/25/00101/ F	Land Adjacent 270 - 272 Ashley Road, Poole, BH14 9BZ.	Variation of condition 2 of planning permission APP/21/00430/F as described in that description of development to omit the side entrance as indicated on drawing 1439/04	10 Nov 2025	10-Nov-25	WR	ARO	17-Nov-25	13-Nov-25	17-Nov-25		15-Dec-25	12-Dec-25
P/25/00095/FU L	243 Ashley Road Poole BH14 9DU	Conversion of part of the ground floor into a residential studio flat together with alterations in the form of the reinstallation of two obscure glazed rooflights. A new door and a new additional window in the west elevation. Creation of a communal roof garden.	24 Oct 2025	10-Nov-25	WR	CGD	17-Nov-25	10-Nov-25	17-Nov-25		15-Dec-25	12-Dec-25
P/25/01946/HO U	25 Meadow View Road Bournemouth BH11 9RD	Removal of garage and store, side and rear extensions to include formation of lower ground floor level, roof lights and Juliet balcony	30 Oct 2025	07-Nov-25	HH	EBR	14-Nov-25	14-Nov-25	14-Nov-25			14-Nov-25
7-2025-26319- D	1 Tasso Riverbank 40 1 Wick Lane Bournemouth BH6 4JX	T1 -Monterey Pine - Fell to ground level	21 May 2025	28-Sep-25	HR	COR	11-Sep-25	08-Sep-25	11-Sep-25	03-Sep-25	09-Oct-25	08-Sep-25
C/2023/1437	Throop Mill Throop Road Bournemouth BH8 0DL	1. Means of enclosure; 2. Repairs to listed Building 3. The siting of a portable building See case ref. 2021/0668	30 Jul 2025	20-Aug-25	WR	KFA	01-Aug-25	21-Aug-25	03-Sep-25	03-Sep-25	01-Oct-25	29-Sep-25
ENF/25/0107	7 Leven Avenue Bournemouth BH4 9LH	The unauthorised erection of a boundary wall more than 1 metre in height adjacent to the highway, as shown in the approximate position outlined in red on the attached site location plan.	17 Jul 2025	21-Jul-25	WR	ASU	04-Aug-25	29-Jul-25	04-Aug-25	04-Aug-25	01-Sep-25	05-Sep-25
P/25/00033/HO U	28 Ricardo Crescent Christchurch BH23 4BX	Rear & side extension and new roof incorporating loft conversion.	11 Jul 2025	16-Jul-25	HH	MMU	23-Jul-25	17-Jul-25	23-Jul-25	18-Jul-25		17-Jul-25

152

P/25/00867/CLP	8B Partridge Walk Poole BH14 8HL	Certificate of lawfulness to Lower the south side wall of the house by up to 525mm. The house is 3 storey (basement, ground and 1st) with living areas on the top (1st) floor. The wall forms the boundary to a balcony on the 1st floor level. The top of the existing wall is 1625mm above the finished floor level of the balcony. The proposal is to lower the wall so the top is at a height of at least 1100mm above the balcony finished floor level. The existing wall is zinc clad for the full height. The proposed reduced height wall would have identical finishes to that of the existing wall.	26 Jun 2025	14-Jul-25	WR	EWO	28-Jul-25	15-Jul-25	28-Jul-25		26-Aug-25	15-Aug-25
C/2024/2025	3 Ashford Road Bournemouth BH6 5QB	Without planning permission, the erection of an extension to house an outdoor kitchen area with structures, the construction of a raised platform with balustrade and steps to the rear of the dwelling.	27 Jun 2025	07-Jul-25	WR	EDA	21-Jul-25	07-Jul-25	21-Jul-25	29-Jul-25	18-Aug-25	31-Jul-25
7-2024-9354-F	1346 Christchurch Road Bournemouth BH7 6ED	Application for a Lawful Development Certificate for proposed formation of 3 areas of hardstanding within the curtilage of the residential planning unit	23 Jun 2025	01-Jul-25	WR	RSK	15-Jul-25	08-Jul-25	15-Jul-25		12-Aug-25	11-Aug-25
7-2024-6653-U	22A Ken Road Bournemouth BH6 3EU	T1 Sycamore . Fell to ground level and carry out replacement planting with a 3M high container grown tree of a species to be agreed with the council.	13 Jun 2025	13-Jun-25	TRF	PCL	27-Jun-25	23-Jun-25				23-Jun-25
ENF/25/0012	Theme Park Merritown Lane Christchurch BH23 6BA	Refused retrospective planning application 8/24/0180/FUL for change of use to commercial airport car parking with associated works, APNR etc. Refused retrospective advertisement application 8/24/0181/ADV for 49 x non-illuminated signs.	03 Apr 2025	30-Apr-25	WR	MPA	14-May-25	06-May-25	14-May-25	06-May-25	11-Jun-25	09-Jun-25
15/23/0675/CLE	The Barn 41A Burley Road Christchurch BH23 7AJ	Application for a Lawful Development Certificate for an existing conservatory to the West Elevation.	14 Mar 2025	10-Apr-25	WR	MMU	29-Apr-25	15-Apr-25			28-May-25	23-May-25
7-2024-23085-1	Flat 2B Whitley Court West Cliff Gardens Bournemouth BH2 5HL	Application for a Lawful Development Certificate for an Existing Use of Flat 2B as a single dwelling house	03 Feb 2025	07-Mar-25	WR	NMC	14-Mar-25	12-Mar-25	14-Mar-25		11-Apr-25	12-Mar-25
C/2022/1023	17, The Litzo, 37-39 Boscombe Spa Road, Bournemouth, BH5 1AS	Without planning permission, the erection of raised platforms to the rear of the dwelling.	11 Feb 2025	07-Mar-25	WR		14-Mar-25	18-Mar-25	14-Mar-25	14-Mar-25	11-Apr-25	26-Mar-25
C/2024/1952	Palm Lounge Bar, Poole Hill, BOURNEMOUTH, BH2 5PW and Bermuda Cafe, Poole Hill, BOURNEMOUTH, BH2 5PW	Without planning permission, a single storey side extension with extract flue, covered outdoor structure located to the rear, and pergola structure located to the front, fixed jumbrella and new boundary treatment in the approximate positions hatched black.	06 Mar 2025	06-Mar-25	WR	LFI	13-Mar-25	13-Mar-25	13-Mar-25	13-Mar-25	17-Apr-25	02-Apr-25
S78/2024/7593	Bermuda Cafe Poole Hill Bournemouth BH2 5PW	Retrospective application for the erection of a single storey extension and outdoor covered area to rear, pergola to the front and alterations to boundary treatment	23 Dec 2024	16-Dec-24	WR	CTR	23-Dec-24	23-Dec-24			20-Jan-25	15-Jan-25
APP/23/01397/P	6 Pinewood Road, Poole, BH13 6JS	Outline application to demolish existing bungalow and garage. Construct 3 houses.	16 Apr 2024	21-May-24	WR	SKN	21-May-24	21-May-24			18-Jun-24	21-May-25
TP/23/00360/X	23 Widworthy Drive, Broadstone, BH18 9BD	T7: Silver Birch - Fell to ground level. Replacement planting: One container grown lime to be planted in the rear garden within 5m of tree.	13 Feb 2024	13-Feb-24	TRF	SBO	05-Mar-24	05-Mar-24			05-Mar-24	05-Mar-24
ENF/23/0222	The Boathouse 9 Quay Road Christchurch BH23 1BU	Unauthorised marquees	24 Jan 2024	31-Jan-24	WR	MPA	15-Feb-24	08-Feb-24	15-Feb-24	08-Feb-24	14-Mar-24	11-Mar-24

154

TP/24/00278/X	21A Bury Road Poole BH13 7DE		28 Jul 2025		TRF	SBO								
P/25/04671/AD V	Falkland Square High Street Poole BH15 1ER		20 Feb 2026		WR	EBR								
P/25/04670/FU L	Falkland Square, Poole, BH15 1ER		20 Feb 2026		WR	AFI								
P/25/04202/FU L	1A Fancy Road Poole BH12 4QZ	Demolition of a garage and several outbuildings, and the development of 1 dwelling with associated bin and bike store.	04 Mar 2026		WR	SDY								
P/25/04045/CO NDR	Southbourne Crossroads Car Park Southbourne Coast Road Bournemouth BH6 3NH	Variation of Conditions 1 & 8 of Planning Permission 7-2025-28119-C (Minor material amendment application to vary condition no .2 for internal and external alterations to Blocks A-D, erection of a new cycle store for Block A and re wording of conditions 4,5,7,8 and 9 (Application ref. 7-2021-28119, original description - Erection of 4 blocks (total of 27 flats) with bin and cycle stores and formation of vehicular access and associated undercroft car parking).) to allow for changes to Block D to form a privacy wall and roof terrace (part retrospective).	05 Mar 2026		WR	PKU	18-Mar-26	12-Mar-26	17-Apr-26	12-Mar-26	17-Apr-26			
ENF/25/0373	336 Wallisdown Road Bournemouth BH11 8PP	Refused app P/25/01017/HOU - Rear extension, hip to gable front extension, 2 side dormer, double dormer on east roof, 5 roof lights and juliet balcony.	08 Mar 2026			SWH								
P/25/05137/HO U	53 Portland Road Bournemouth BH9 1NE		09 Mar 2026			JBO								
P/25/04672/FU L	55 Highfield Road Bournemouth BH9 2SE		10 Mar 2026		WR	DHE								
P/25/00289/FU L	Travelodge West Hill Road Bournemouth BH2 5EG		16 Mar 2026		WR	EWO								

156