

Notice of Eastern BCP Planning Committee



Date: Thursday, 25 June 2026 at 10.00 am

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

Membership:

Chair:

Cllr P Hilliard

Vice Chair:

Cllr M Le Poidevin

Cllr P Canavan

Cllr J Clements

Cllr D A Flagg

Cllr M Gillett

Cllr G Martin

Cllr Dr F Rice

Cllr T Slade

Cllr M Tarling

Vacancy

All Members of the Eastern 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=6502>

If you would like any further information on the items to be considered at the meeting please contact: Democratic Services on 01202 096660 or email democratic.services@bcpcouncil.gov.uk

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

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

AIDAN DUNN
CHIEF EXECUTIVE

17 June 2026

**DEBATE
NOT HATE**



Available online and
on the Mod.gov app

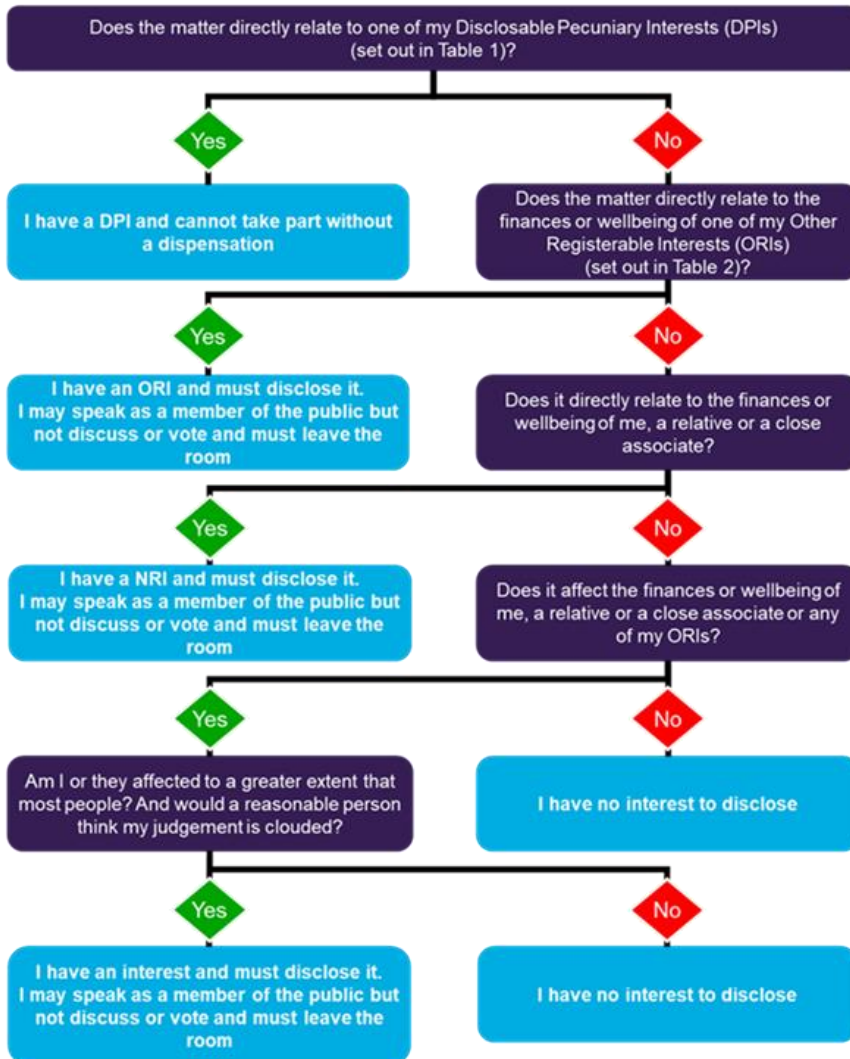


Maintaining and promoting high standards of conduct

Declaring interests at meetings

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

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



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

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

Bias Test

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

Predetermination Test

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

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

For more information or advice please contact the Monitoring Officer

Selflessness

Councillors should act solely in terms of the public interest

Integrity

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

Objectivity

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

Accountability

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

Openness

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

Honesty & Integrity

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

Leadership

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

AGENDA

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

1. Apologies

To receive any apologies for absence from Members.

2. Substitute Members

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

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

3. Declarations of Interests

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

Declarations received will be reported at the meeting.

4. Confirmation of Minutes

7 - 14

To confirm and sign as a correct record the minutes of the meetings held on 22 May and 5 June 2026.

5. Public Issues

15 - 22

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

The deadline for the submission of requests to speak is 10.00am on Wednesday 24 June [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=613>

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

- | | | |
|----|--|---------|
| a) | <p>5 Seafield Road, Bournemouth, BH6 3JE</p> <p>East Southbourne and Tuckton ward</p> <p>P/26/00686/FUL</p> <p>Erect a block of 6 flats with off road car parking after the demolition of existing house and garage.</p> | 23 - 58 |
| b) | <p>44 Minterne Road, Christchurch BH23 3LE</p> <p>Mudford, Stanpit and West Highcliffe ward</p> <p>P/26/01738/CONDR</p> <p>Variation of condition 3 (Approved Plans) and condition 5 (Obscure Glazing of Windows – No Further Windows) of planning permission 8/24/0318/HOU (Alterations and remodel of the existing dwelling inclusive of demolition of the existing garage, single storey rear and side extension and creation of first floor accommodation) to reduce the size of the side extension; reduce the size of the dormer; amendments to fenestration and external facing materials, additional rooflights on NW and SE elevation.</p> | 59 - 76 |
| c) | <p>46 South Road, Bournemouth BH1 4PA</p> <p>East Cliff and Springbourne ward</p> <p>P/26/02127/HOU</p> <p>Retrospective application for the erection of a single storey, lean-to timber structure to cover the existing rear patio area.</p> | 77 - 92 |

ITEMS FOR INFORMATION

- | | | |
|----|---|----------|
| 7. | <p>Appeals Report</p> <p>This report updates members of the planning committee on the Local Planning Authority's Appeal performance over the stated period</p> | 93 - 110 |
|----|---|----------|

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.

This page is intentionally left blank

BOURNEMOUTH, CHRISTCHURCH AND POOLE COUNCIL
EASTERN BCP PLANNING COMMITTEE

Minutes of the Meeting held on 22 May 2026 at 1.30 pm

Present:-

Cllr P Hilliard – Chairman

Cllr M Le Poidevin – Vice-Chairman

Present: Cllr P Canavan, Cllr M Gillett, Cllr G Martin, Cllr Dr F Rice and
Cllr T Slade

Also in attendance: Cllr E Connolly (virtually), Cllr A Keddie and Cllr L Williams

1. Apologies

Apologies were received from Cllrs J Clements, D Flagg and M Tarling.

2. Substitute Members

None

3. Election of Chair

The Vice-Chair presided over this item and sought nominations for the position of Chair. A nomination was received and seconded for Cllr P Hilliard. No further nominations were received.

RESOLVED: That Cllr P Hilliard be elected Chair for the 2026/27 municipal year.

4. Election of Vice-Chair

Nominations were sought for the position of Vice-Chair. A nomination was received and seconded for Cllr M LePoidevin. No further nominations were received.

RESOLVED: That Cllr M LePoidevin be elected Vice-Chair for the 2026/27 Municipal year.

5. Declarations of Interests

There were no declarations of interest made on this occasion.

6. Confirmation of Minutes

The minutes of the meeting held on 16 April 2026 were approved as a correct record.

7. Public Issues

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

8. Schedule of Planning Applications

The Committee considered a planning application report, a copy of which had been circulated and which appears as Appendix A to these minutes in the Minute Book. A Committee Addendum Sheet was published on 21 May and appears as Appendix B to these minutes.

9. Vitality Stadium Kings Park Drive Bournemouth BH7 7AF

Littledown and Iford / East Cliff & Springbourne

P/25/04900/FUL

Demolition of south stand and structures at the stadium. Phased expansion of stadium to provide additional general admission seating, hospitality and associated floorspace through replacement south stand, refurbishment and expansion of north, east and west stands and infilling of corners, erection of new perimeter fence line including turnstiles and access gates, new fanzone and ticket office, food and beverage kiosks, creation of outside broadcasting area with welfare, power and media facilities, lighting(including replacement floodlights), creation of secure away team coach parking, realignment of combined pedestrian / cycle path, amendment to groundskeepers' compound, amendments to layout of car parking areas and circulation routes, replacement security building, cycle parking, relocation of equipment, plant and services and erection of new electricity substations, landscaping, public realm and ancillary and associated works.

The meeting was preceded by a site visit which was attended by all Committee Members present.

Public Representations

Objectors

- ❖ Clare Matthews, Local resident via statement
- ❖ Nick Day, Local resident

Applicant/Supporters

- ❖ Peter Lamb, Agent, Director Central South Planning, Savills
- ❖ Jim Frevola, Director of Business, AFCB

Ward Councillors and adjoining Ward Councillors

- ❖ Cllr L Williams

- ❖ Cllr S Carr-Brown, via statement
- ❖ Cllr A Keddie
- ❖ Cllr E Connolly

Following questions on the application the meeting adjourned at 3.50pm and resumed at 3.57pm

RESOLVED to GRANT permission in accordance with the recommendation set out in the officer's report, as updated by the Committee Addendum published and with delegation to the head of planning to agree amendments to conditions, including:

- **An additional condition be added that details of a litter strategy be submitted by the applicant and agreed;**
- **Condition 21 be amended to be reflective of inclusive design within the public art displayed;**
- **The Transport Working Group should be open access to surrounding ward councillors;**
- **Further minor alternations and additions to conditions as required;**
- **Completion of a section 106 agreement.**

It should be noted that the recommendation to grant permission is subject to the need to refer this decision to the Secretary of State for a 21-day period to decide whether they wish to intervene in the decision and call-in the planning application before the decision notice is issued.

The meeting ended at 4.21 pm

CHAIRMAN

This page is intentionally left blank

BOURNEMOUTH, CHRISTCHURCH AND POOLE COUNCIL
EASTERN BCP PLANNING COMMITTEE

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

Present:-

Cllr P Hilliard – Chairman

Cllr M Le Poidevin – Vice-Chairman

Present: Cllr P Canavan, Cllr M Gillett, Cllr G Martin, Cllr Dr F Rice,
Cllr T Slade, Cllr M Tarling and Cllr S Armstrong

10. Apologies

Apologies were received from Cllr David Flagg and Cllr Jo Clements.

11. Substitute Members

Cllr Sara Armstrong substituted for the vacant seat.

12. Declarations of Interests

Cllr Armstrong declared an interest in item 6b and sat in the public gallery for the item and spoke as a ward councillor.

Cllr Martin declared an interest in item 6c as pre-determined and left the meeting before the item.

13. Confirmation of Minutes

The minutes of the meeting held on 16 April 2026 were approved as a correct record.

14. Public Issues

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

15. Schedule of Planning Applications

The Committee considered a planning application report, a copy of which had been circulated and which appears as Appendix A to these minutes in the Minute Book. A Committee Addendum Sheet was published on 4 June and appears as Appendix B to these minutes.

15.1 Theme Park, Merritown Lane, Christchurch, BH23 6BA

Commons Ward

P/25/00993/FUL

Change of use of family theme park to mixed use incorporating leisure and tourism uses with ancillary cafe and retail, education and commercial car parking, along with associated infrastructure (signage, ANPR cameras and columns, cabinet and adverts).

The Development Management Manager updated the Committee that the applicant had recently changed their agent and the agent sent information to the Planning Officer shortly before the meeting which tried to address some of the refusal issues. The Committee were informed that the officer had not had a chance to look at the proposals in detail.

The Committee were informed they could either defer the application to a future meeting to allow officers time to assess the new information submitted or the Committee could hear the application with the previous information and the recommendation to refuse.

The Committee were assured that if deferred the application would go before Committee as soon as possible.

RESOLVED that the application be deferred to allow officers to assess the recently submitted information and bring the application back to committee at a future date.

Voting: Unanimous

15.2 **426-432 Holdenhurst Road, Bournemouth, BH8 9AA**

East Cliff & Springbourne Ward

7-2024-29061-A

Redevelopment of the site to provide residential accommodation of 20 flats (use class C3): including landscaping, refuse storage, cycle storage and other associated infrastructure.

Public Representations

Objectors:

- ❖ Adele Hartwell

Applicant/Supporters

- ❖ Phoebe Milner

Ward Councillors:

- ❖ Cllr Sara Armstrong
- ❖ Cllr Anne-Marie Moriarty

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

Voting: For – 5, Against – 2, Abstain – 1

Notes: Cllr Armstrong sat in the public gallery for this item, spoke as a ward Councillor and did not vote on this item.

15.3 Car Park Rear of 629 to 623 Christchurch Road, Hawkwood Road, Bournemouth, BH1 4AP

Boscombe West Ward

P/25/03310/CONDR

Variation of Condition 1 (Approved Plans) of Application no. 7-2023-6706-D: Redevelopment of part of Hawkwood Road Main car park to provide a mixed use scheme comprising residential flats, a medical centre (or flexible Class E commercial floorspace), public park and community pavilion, landscaping and public realm improvements. Proposed community centre (or flexible Class E floorspace) on northern side of Hawkwood Road to rear of 629-633 Christchurch Road and a new pedestrian link and retail kiosks between Hawkwood Road and Christchurch Road following demolition of no. 625 Christchurch Road (WH Smith) - Regulation 3.

Public Representations

Objectors:

- ❖ Siobhan Ferguson

Applicant/Supporters

- ❖ None registered

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 published.

Voting: For – 7, Against – 0, Abstain – 1

Notes: Cllr Martin left the meeting before this item as per her earlier declaration.

16. Appeals Report

The Development Management Manager presented a report, a copy of which had been circulated and which appears as Appendix F to these minutes in the Minute Book.

The report provided an update on the Local Planning Authority's appeal performance over the stated period.

The report was noted.

The meeting ended at 11.32 am

CHAIRMAN

PLANNING COMMITTEE - PROTOCOL FOR SPEAKING / STATEMENTS AT PLANNING COMMITTEE

1. Introduction

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

2. Order of presentation of an application

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

3. Guidance relating to the application of this protocol

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

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

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

4. Electronic facilities relating to Planning Committee

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

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

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

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

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

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

7. Questions to person speaking under this protocol

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

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

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

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

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

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

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

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

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

11. Remote speaking at Planning Committee

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

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

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

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	5 Seafield Road, Bournemouth, BH6 3JE
Proposal	Erect a block of 6 flats with off road car parking after the demolition of existing house and garage.
Application Number	P/26/00686/FUL
Applicant	Mr D Lowman
Agent	Mr Darryl Howells
Ward and Ward Member(s)	East Southbourne & Tuckton: Cllr Bernadette Nanovo Cllr Judy Richardson
Report Status	Public
Meeting Date	25 June 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	<p>At the request of Councillor Nanovo for the following reasons:</p> <ul style="list-style-type: none"> - The plan to build 6 flats with the complete removal of trees and hedging is over development of this site and will create overlooking of neighbouring residents. - Does not comply with Policy CS41 of the Core Strategy. - This site is close to Southbourne Crossroads and Southbourne Beach where there is only one small car park for the beach. No car park for residents and visitors means congestions on this corner of Seafield Road.
Case Officer	Adam Davies
Is the proposal EIA Development?	No
For the purposes of the Conservation of Habitats and Species Regulations 2017 has the application been subject to an appropriate assessment	Yes

Description of Proposal

1. Full planning permission is sought for the demolition of the existing house and the erection of a block of 6 flats with off road car parking.
2. The proposal would introduce 5 x 2 bedroom and 1 x 1 bed market housing apartments with 6 off road parking spaces.

Description of Site and Surroundings

3. The proposal site is currently occupied by a 2 storey detached dwelling and is a corner plot at the junction of Seafield Road and Douglas Road. The surrounding area is residential in character, made up of a mix of properties of a broad range of architectural styles and ages, including 2 storey dwellings which are domestic in scale and flatted developments, which vary considerably in scale. A previous appeal decision at the site noted that the more substantial residential buildings nearby reflect the larger scale of the buildings in the mixed commercial and residential area around Belle Vue Road. In contrast, the area beyond this, further along Seafield Road and the wider area including Douglas Road, predominantly comprises detached, 2 storey dwellings of a traditional appearance, with front gardens or parking areas between the front elevations and the highway, and boundary walls/fences and planting to the front boundaries.

Relevant Planning History:

4. APP/V1260/W/25/3358649 (7-2024-26969-D) - The development proposed is the demolition of existing house and the erection of a block of 5 flats with off road car parking – Appeal Allowed
5. 7-2024-26969-D - Outline application with some matters reserved for the demolition of existing house and the erection of a block of 5 flats with off road car parking and associated works – Refused
6. 7-2023-26969-C - Demolition of existing dwelling and garage and erection of 6 flats with bin and cycle stores, widening of vehicular access, formation of new vehicular access and formation of parking spaces – Refused.
7. APP/V1260/W/22/3307023 (7-2022-26969-B) - The development proposed is erection of 6 flats with bin and cycle stores, involving demolition of existing dwelling and garage, widening of existing access, installation of new vehicular access and additional parking spaces – Appeal Dismissed
8. 7-2022-26969-B - Erection of 6 flats with bin and cycle stores, involving demolition of existing dwelling and garage, widening of existing access, installation of new vehicular access and additional parking spaces – Refused
9. APP/V1260/W/22/3307022 (7-2022-26969-A) - The development proposed is demolition of existing dwelling and garage and erection of six flats with bin and cycle stores, widening of vehicular access, formation of new vehicular access and formation of parking spaces – Appeal Dismissed
10. 7-2022-26969-A - Demolition of existing dwelling and garage and erection of six flats with bin and cycle stores, widening of vehicular access, formation of new vehicular access and formation of parking spaces. Refused

11. 7-2021-26969 - Demolition of existing dwelling and garage and erection of 4 dwellinghouses with bin and cycle stores, widening of vehicular accesses and formation of parking spaces. Refused.

Constraints

12. Dorset Heathlands 5km area
13. New Forest SPA Zone of influence
14. Property is within the 250m notifiable area surrounding the North of Seafield Road suspected tipped site.

Public Sector Equalities Duty

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

Other relevant duties

16. For the purposes of this application in accordance with regulation 9(3) of the Conservation of Habitats and Species Regulations 2017 (as amended) ("the Habitat Regulations) appropriate regard has been had to the relevant Directives (as defined in the Habitats Regulations) in so far as they may be affected by the determination.
17. In accordance with section 40 Natural Environment and Rural Communities Act 2006, in considering this application, regard has been had, so far as is consistent with the proper exercise of this function, to the purpose of conserving biodiversity.
18. 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.

Consultations

- BCP Highway Services – no objection, subject to appropriate condition.
- BCP Waste & Recycling – no objection.
- BCP Trees and Landscaping Team – no objection, subject to appropriate condition.
- BCP Environmental Health Team – no objection
- BCP Ecology - no objection, subject to appropriate condition.
- BCP BNG – no objection, subject to appropriate condition.
- Dorset & Wiltshire Fire and Rescue Authority – no objection
- Wessex Water – No Comment

Representations

19. Site notices were posted outside the site on 9 March 2026 with an expiry date for consultation of 30 March 2026.
20. 14 letters of representation have been received (1 from a local ward councillor). All raising objections to the proposal. The issues raised comprise the following:
 - balconies will cause overlooking and reduce privacy
 - parking situation will cause issues
 - the allowed appeal only approved 5 flats
 - The Appeal decision (para 16) states "In addition, subject to a planning condition to secure the first-floor windows in the southern and eastern elevations to be obscure glazed, as indicated on the submitted floor plans, there would be no adverse effects in terms of overlooking of the adjoining properties". Therefore, in stating this condition, the Secretary of State obviously felt that maintaining the privacy of neighbouring properties was important and to be upheld. However, these plans now propose balconies - something completely new and not shown on the previous plans submitted to the Secretary of State. The balconies on the North and West elevation look directly onto the properties opposite, in both Douglas Road and Seafield Road. The occupants of the property in Seafield Road will be particularly affected by balconies on both the first and second floors. Additionally, the side of the balcony on the North Elevation will overlook the adjoining property in Douglas Road - an issue the Appeal specifically said should not occur
 - This plot is ideal for a family housing and not apartments
 - Increase in traffic and congestion
 - The proposed dropped kerb will remove existing on-street parking
 - Over-development of the site

Key Issue(s)

21. The key issue(s) involved with this proposal are:
 - Presumption in Favour of Sustainable Development
 - Impact on the character and appearance of the area
 - Impact on the neighbouring amenity
 - Proposed living environment
 - Impact on parking and access to the site
 - Waste Storage
 - Trees and landscaping
 - Biodiversity and BNG
 - Drainage
 - Contaminated Land
 - Protected Sites
 - S106/CIL compliance

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.

These include specifically the following policies:

Core Strategy (2012)

Policy CS1 – Sustainable Development
Policy CS2 – Sustainable Homes and Premises
Policy CS4 – Surface Water Flooding
Policy CS6 – Delivering Sustainable Communities
Policy CS16 – Parking Standards
Policy CS17 – Encouraging Greener Vehicle Technologies
Policy CS18 – Cycling
Policy CS21 – Housing Distribution Across Bournemouth
Policy CS33 – Heathland
Policy CS35 – Nature and Geological Conservation Interests
Policy CS38 – Minimising pollution
Policy CS41 – Quality Design

District Wide Local Plan (2002)

Saved Policy 4.25 – Trees/landscaping
Policy 6.10 – Flats Development

Supplementary Planning Documents:

Affordable Housing - SPD
Dorset Heathlands Planning Framework – SPD
Residential Development: A Design Guide - PGN
Sustainable Urban Drainage Systems (SUDS) - PGN
Parking Standards SPD (2021)

The National Planning Policy Framework (2024)

Paragraph 11 sets out the presumption in favour of sustainable development. Plans and policies 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 in this Framework taken as a whole.

The Council is unable to demonstrate a five year housing supply, meaning that the ‘tilted balance’ of Paragraph 11 may apply to this proposal. The report will outline the merits of the case and part of the assessment is whether the tilted balance should be disapplied.

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

- Chapter 12 – Achieving well-designed places

Planning Assessment

Presumption in Favour of Sustainable Development:

23. Paragraph 11 of the NPPF sets out the presumption in favour of sustainable development. Plans and policies should apply a presumption in favour of sustainable development. For decision making 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 in this 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. At 1 April 2025 BCP Council had a housing land supply of **2.55** 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.
27. In this instance, the scheme would provide 5 additional dwellings that would contribute towards the Council's housing delivery target. 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. As per the relevant planning history section, this site has a history of refused applications and dismissed appeals. The latest appeal saw the inspector allow the application. This was for:-
- “the demolition of existing house and the erection of a block of 5 flats with off road car parking at 5 Seafield Road, Bournemouth BH6 3JE in accordance with the terms of the application, Ref 7-2024-26969-D, and the plans submitted with it, subject to the conditions ...”*
29. That application was made in outline with approval of the means of access sought at that stage, along with matters of landscaping, layout and scale. The appearance of the

development was reserved for future consideration, although detailed illustrative elevations were provided to show how the proposed layout could be accommodated.

30. This application is for full planning permission with off road car parking after the demolition of existing house and garage. Although the appearance of the development was reserved for future consideration, this proposal follows a very similar design to the plans submitted under application no. 7-2024-26969-D. Following amendments, the balconies in the northern and western elevation and dormer located in the southern elevation loft have been removed.

31. The inspector states in the allowed appeal no. APP/V1260/W/25/3358649:-

6 – “The surrounding area is residential in character, made up of an eclectic mix of properties of a broad range of architectural styles and ages, including 2 storey dwellings which are domestic in scale and flatted developments, which vary considerably in scale. The Inspector in a previous appeal decision¹ at the site noted that the more substantial residential buildings nearby reflect the larger scale of the buildings in the mixed commercial and residential area around Belle Vue Road. In contrast, the area beyond this, further along Seafield Road and the wider area including Douglas Avenue, predominantly comprises detached, 2 storey dwellings of a traditional appearance, with front gardens or parking areas between the front elevations and the highway, and boundary walls/fences and planting to the front boundaries.

7 - I observed at my site visit that the appeal site, by virtue of its layout, and scale and design of the existing dwelling, is akin to the domestic scale and layout of the nearby residential properties and therefore makes a positive contribution to the character of the area. The proposed large, flatted developments which were the subject of the earlier appeals, by virtue of their footprint, scale and bulk, would have been at odds with the domestic scale of the site context.

8 - Despite the disparity in the scale of the surrounding buildings, the appeal site is located in proximity to flatted developments of a greater scale than the surrounding dwellings, including that at 12 Seafield Road, directly opposite the site. The proposed development, by virtue of its traditional design and overall size, would echo elements of both the flatted developments closer to Belle Vue Road and the more domestic scale and character of the surrounding residential development. It would thus be befitting of this site, which lies between the 2 distinct character areas.

9 - While the appearance of the proposed development is not for consideration at this stage, the appeal submissions demonstrate that a scheme of an appropriate height and of a traditional design and utilising appropriate materials and fenestration, could sit comfortably within the street scene of both Seafield Road and Douglas Road. The resulting development would change the appearance of the site. While it would be less spacious than the current layout, due to the increased site coverage, which would reduce the space around the building, it would not differ significantly from other developments nearby in that sense. Furthermore, the width of the outward facing facades of the building would be such to retain space between the existing and proposed built form, similar to other gaps between properties fronting both Seafield Road and Douglas Road, so as to ensure a sense of separation”.

32. The difference between the allowed appeal development and this proposal is described below:-

- Internally, the removal of shared plant/utility room on first floor with introduction of en-suites for two bedrooms on the first floor

- Internally, the separation of the loft apartment from 1 x 2 bed 4 person into 2 apartments split 1 bed x 2 person and 2 bed x 4 person (see further on in this report). This has led to the following external changes: -
- Externally, the increase from 2 x dormer windows to 4 x dormer windows on North elevation (loss of three roof light windows)
- Externally, the reduction of roof light windows from 9 to 8 on South elevation
- Externally, enlarged windows on west elevation second floor on main façade – increase from 2.1m to 3.1m (full height)
- Externally, a windowpane change on first floor west elevation main façade – removal of 2x smaller pane to large pane and removal of obscure screen to the bottom half of the other panes.

33. These changes do not result in any increase in the overall bulk, size or footprint of the development. The increase in dormer windows to the north elevation would increase the roof mass but it would remain a stepped down two storey development on the Douglas Road side. As previously mentioned, there has also been a removal of balconies that were originally proposed.
34. As the inspector concluded in their report –
9 – “...The resulting development would change the appearance of the site. While it would be less spacious than the current layout, due to the increased site coverage, which would reduce the space around the building, it would not differ significantly from other developments nearby in that sense. Furthermore, the width of the outward facing facades of the building would be such to retain space between the existing and proposed built form, similar to other gaps between properties fronting both Seafield Road and Douglas Road, so as to ensure a sense of separation”.
35. An additional flat would be provided within the development, but it is not considered that this would significantly increase the intensity of use of the site to a degree that would be noticeable or harmful to the character and appearance of the area.
36. Therefore, in view of the very limited changes to the allowed appeal scheme it is considered that the proposal would not harm the character and appearance of the area. It would therefore not conflict with the combined aims of Policies CS6, CS21 & CS41 of the Bournemouth Local Plan: Core Strategy, adopted October 2012 (BLP) which require new development to be of a good design and contribute to and enhance character and local distinctiveness and saved Policy 6.10 of the Bournemouth District Wide Local Plan, adopted February 2002 which permits flats in the built-up area provided that the development, among other things, respects or enhances the character and appearance of the area.

Impact on the neighbouring amenity

South (No.3 Seafield Road)

37. No.5 and No.3 are presently separated by two driveway widths. Units at the front fronting Seafield Road would be adjacent to the side of No. 3 Seafield Road but would be only marginally closer than the existing house. As such no adverse overshadowing / overbearing is adjudged regarding the side windows in the opposing neighbouring elevation, nor upon its occupants while using the side area of their plot. No.5 currently has (rear) south-facing 1st-floor clearly-glazed windows opposing the side of No.3.
38. The proposed western units towards the front would have clearly glazed upper windows at 1st floor level. Previously, proposed 1st floor clear windows were not adjudged to be of any greater impact than the current situation, and such is considered to still apply here.

39. The 1st floor of the communal staircase would be required to be obscurely glazed and non-opening below 1.7m above floor level regarding their openings to avoid any loss of privacy / overlooking.
40. Flats to the 'rear', eastern side would oppose the rear garden of No. 3. It is sufficiently distanced from the boundary, as well as being sited to the north, so that no overbearing or overshadowing impact will occur upon the occupants of No. 3 whilst they are using their garden. The southern windows on the 1st floor of the eastern block (flats 3 and 4) would also have to be obscurely glazed and non-opening below 1.7m above floor level regarding their openings to avoid any loss of privacy / overlooking. It is considered that the proposed development would have no greater impact than the extant appeal scheme.

East (No.4/4a Douglas Road)

41. The proposed building would be closer than the existing house No.5. However, with its staggered set-back, as previously, it would still be sufficiently distanced from whole side elevation of No.4/4a so that no overbearing / overshadowing will occur to any windows or upon those using the side passage. The 1st floor windows would have to be obscurely glazed and non-opening below 1.7m above floor level regarding their openings to avoid any loss of privacy / overlooking. Again, the proposed development is essentially identical in its impact to the extant appeal scheme in respect of the scale and mass of the building and window placement.
42. The inspector commented:-
16 – “Nor has it been demonstrated that there would be any adverse effects on the living conditions of the occupiers of the adjoining residential properties through loss of light or outlook by virtue of the height and siting of the building. In addition, subject to a planning condition to secure the first floor windows in the southern and eastern elevations to be obscure glazed, as indicated on the submitted floor plans, there would be no adverse effects in terms of overlooking of the adjoining properties. Given the use of the stairwell would be transient and infrequent, the window serving this space, which is not shown to be obscure glazed, would not give rise to an unacceptable degree of overlooking of 3 Seafield Road”.

Summary:

43. Provided all southern / eastern facing upper-floor windows / screens are conditioned as above it is considered that there would not be any harm regarding overlooking / loss of privacy regarding No.3 Seafield Road or No.4/4a Douglas Road, nor any adverse overbearing / overshadowing concerns.
44. Therefore, it would comply with the aims of Policy CS21, CS41 of the Bournemouth Local Plan: Core Strategy, adopted October 2012 (BLP) which require new development to be of a good design and Residential Development – A Design Guide (2008).

Proposed Living Environment and Amenity Area

45. As previously mentioned, the main changes internally include the loft apartment increase from a generous 1 x 4 person 2 bed apartment to two apartments, split 1 x 4 person 2 bed apartment and a 1 x 2 person 1 bed apartment.
46. The Inspector stated in the allowed appeal: -
15 – “Given the overall modest scale and residential nature of the proposed development, and the likely level of associated activity it would generate, there is no clear reason why the proposal, including the car parking layout, would give rise to less than satisfactory living conditions for future occupiers of the units through noise or

disturbance, loss of privacy or light pollution. In addition, the ground floor rooms with windows overlooking the parking areas are dual aspect, as such the outlook from these units would not be unduly compromised in the event that the parking spaces are occupied by a large vehicle. There is no substantive evidence that the internal dimensions of the proposed living accommodation would fail to provide suitable living conditions, or that the outdoor space would not be sufficient to meet the needs of future occupiers of the development”.

Overall GIA	Bedroom 1 (2P)	Bedroom 2 (2p)
7-2024-26969-D - Loft Apartment		
107.5sqm	20.2sqm	18.9sqm
P/26/00686/FUL – Loft Flat 1		
43.4sqm	11.7sqm	N/A
P/26/00686/FUL – Loft Flat 2		
61.8sqm	10.1sqm	10.5sqm (Small Double)

47. The allowed appeal application included a single loft apartment with generous space, as per the table above. The changes would see Flat 1 meeting the minimum standards, whilst Flat 2 would fall below the 70sqm specified in the Government’s Technical Housing Standards for 4 persons in respect of the 2-bedroom flat on the second floor. However, these standards are not adopted into local policy within this area, and the flat would otherwise provide a good amount of space, meeting the minimum 2 bed/3 persons size of 61sqm.
48. In the allowed appeal, the inspector felt that there was “no substantive evidence that the internal dimensions of the proposed living accommodation would fail to provide suitable living conditions”. As per the allowed appeal, bedroom 2 of the ground floor flat (10.4sqm) and bedroom 2 (10.4sqm) of the first floor flat also fall below the Government’s Technical Housing Standards for 4 persons in respect of the 2-bedroom flats. However, as these standards are not adopted in this area of BCP and the inspector has concluded and satisfied with the internal dimensions of the apartments it is considered that this is acceptable in this case.
49. Despite the extensive obscure glazing requirements and limitations on opening means as detailed above regarding the southern-facing and east-facing upper windows, no unacceptable adverse internal impacts will arise regarding daylight and outlook provision. All rooms will be served in some way, even if such would be somewhat distanced across open plan arrangements. Outlook to the first floor eastern flat is a little limited to the main living area but on balance acceptable. As previously mentioned, the top floor now includes 4 x dormer windows (all north facing) – two serving 1 bedroom and 1 kitchen living room area and the other two serving 2 bedrooms. The top floor eastern flat includes 4 x roof light windows (3 serving kitchen living room area and 1 the bathroom). The western top floor flat includes 6 roof light windows (all serving the kitchen / living room area) and 1 large window (facing west). All rooms will be affected by the sloping ceilings but sufficient in space that they aren’t narrow and cramped. One roof light window is located at the centre of the property roof space that allows light into the central staircase on the south elevation. No roof light windows are proposed on the eastern elevation. No windows are proposed for the southern flat bathroom.
50. The shared amenity area to the rear, eastern side and north west remains the same as the allowed appeal, where the Inspector concluded that “There is no substantive evidence that the internal dimensions of the proposed living accommodation would fail to provide suitable living conditions, or that the outdoor space would not be sufficient to meet the needs of future occupiers of the development.”

51. Therefore, the case officer concludes that the proposal complies with Policy CS41 of the Core Strategy and the Residential Development – A Design Guide (2008).

Impact on parking and access to the site

52. The proposed development, comprising of 5 x 2 bedroom flats and 1 x 1 bedroom flat, is located within parking Zone D and in accordance with Table 9 – C3: Flats of the adopted BCP Parking SPD. This application follows the Planning Inspectorate’s decision to allow an appeal for the construction of a block of 5no. flats on this site, in November 2025, planning application reference 7-2024-26969-D, to which the Local Highway Authority (LHA) did not object. The material difference between the proposed and approved schemes, is the formation of one additional flat within the 2nd floor thus equating to one additional bedroom within the development.
53. Consequently, this proposal generates a resident parking requirement for 6 cars and 12 cycles. The provision of 6 car parking spaces is acceptable provided they are unallocated in nature, details of which can be secured by condition. An allocated parking approach would require 6 resident spaces and one visitor space, 7 in total. Similarly, the provision of an integral cycle store with 12 spaces is acceptable however, one external cycle stand is required for visitors, details of which can be secured by condition.
54. The proposed site layout shown in submitted Drawing No. 002 is almost identical to the approved and there are no material alterations reference highway matters. The parking and access arrangements for both cars and cycles remain as approved. As per the approved scheme, the provision of pedestrian inter-visibility splays to the required standard, to the north of the Seafield Road parking area and to the east and west of the Douglas Road parking area, is welcomed. The cycle storage facility is located to the rear central ground floor and can be access off the rear access pathway and through the central staircase from the northern access into the main corridor.
55. The design of the parking, boundary wall and hedgerow landscaping is a copy of the approved appeal. The Inspector writes in the allowed appeal:-

10 – “As the 2 separate groups of parking spaces would be viewed independently of each other in the context of each highway frontage, they would not appear unduly excessive in scale for a residential property. Moreover, this arrangement would not be incongruent, given the similar layout of properties in the immediate locality, whereby a significant proportion of the frontage comprises of hardstanding dedicated to the parking of vehicles. The retention of the existing front boundary wall, in part, and the provision of planting at the junction as part of the landscaping scheme, including a boundary hedge, would ensure the proposed development would not appear unduly stark and would be consistent with the area in that regard”.

56. Therefore, as there is no objection from the LHA, the proposal complies with Policies CS16, CS18 and CS41 of the Bournemouth Local Plan: Core Strategy (October 2012) and the Parking SPD (2021).

Waste Storage

57. The Inspector commented in the allowed appeal: -

21 – “The officer report suggests that the proposed underground bin systems were not deemed appropriate, a condition is therefore necessary to agree details of

alternative provision. In the interests of the character and appearance of the area a condition is necessary to secure the implementation of the landscaping scheme”.

58. This proposal sees the waste storage area placed above ground, behind hedgerow abutting Douglas Road. The waste management team have provided the following comments: -

“For a development of 6 x flats provision should be made for 1 x 1100L and 1 x 660L recycling bins and 1 x 1100L refuse bin. The development should also include a provision for 1 x 140L food waste bins. The bin storage area is a suitable size to accommodate the number of containers required and is within 10 metres of the public highway to facilitate collections. In addition, the list below are some further recommendations for a compliant bin store:

Paths between the containers/store areas and the collection vehicle must be compliant: 1.5m-2m wide, and free from kerbs, steps and inclines of more than 1:12. There must be a dropped kerb to allow 4 wheeled containers to travel to the back of the collection vehicle”.

59. The proposal is suitable from a Waste Collection Authority perspective.

Trees and Landscaping

60. The site has well-established mature shrub landscaping but no protected trees within it. A landscape plan has been submitted (Drawing Number 524-1) which illustrates the introduction of three new trees (*Fagus sylvatica* ‘Dawyck’) in the north western corner of the site in the shared amenity area, a hedgerow planted on the north western boundary (removing the current gated access), south and eastern boundary and landscaped grassed areas in the north eastern, western and southern areas of the site.
61. A 2m close board fence will be placed on the southern and eastern boundary. An existing 900mm high brick wall will be reformatted and restored on the north western boundary. 2m high access gates will be located to the southern rear access and north eastern access into the rear of the site.
62. Therefore, it is considered that these proposals comply with Policy CS41, CS35 (Nature and Conservation Interests) and Saved Policy 4.25 of the Bournemouth District Wide Local Plan, 2002.

Biodiversity

63. At present no biodiversity enhancements for species have been offered. This application is currently not compliant with National Planning Policy Framework (2024) paragraph 187 *“Planning policies and decisions should contribute to and enhance the natural and local environment: by minimising impacts on and providing net gains for biodiversity policy CS30 “enriches biodiversity and wildlife habitat”*. However, it is considered that this can be dealt with via a condition to require the provision of ecology enhancements within the development.

Biodiversity Net Gain

64. 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.” 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. Policy CS35 (Nature and Geological Conservation Interests) of the Bournemouth Core Strategy sets out policy requirements for the protection and where possible, a net gain in biodiversity. 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.

65. A small site metric has been submitted that illustrates a 40.52% habitat unit gain and a 75.07% hedgerow unit gain. Therefore the proposal complies with Policy CS35 of the Core strategy, subject to the statutory BNG condition.

Drainage

66. Policy CS4 of the Core Strategy (2012) aims to ensure there is no harmful surface water flooding arising from development, applying to all new building and areas of hard landscaping. The policy requires information to be supplied with all relevant applications. The applicant has not submitted any drainage strategy proposals.
67. The Inspector in the allowed appeal writes: -
17 - There is no compelling evidence that existing infrastructure, including the sewage system and local doctors and dentists do not have capacity to meet the needs of future occupiers of the proposed development, or that appropriate refuse storage facilities could not be secured through the imposition of a planning condition. In addition, subject to a condition to secure a detailed surface water drainage scheme, there is no substantive evidence that the proposed development would exacerbate flooding in the locality.
68. It is noted that the site is in Flood Zone 1 which has the lowest probability of flooding and that there is no specific surface water flood risk or future flood risk to the site. Accordingly, it is considered that this can be addressed by way of a standard condition for drainage details to be submitted.
69. Overall, subject to appropriate conditions, the proposal is considered compliant with Policy CS4 and the drainage impact is acceptable.

Contaminated Land

70. The Environmental Health team have noted that the property is property is within 250m notifiable area surrounding the North of Seaford Road suspected tipped site. As there are no previous contaminative uses of the property concerned therefore the standard contaminated land condition is not necessary with an informative note attached to the permission.

Protected sites *Heathlands*

71. 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.
72. Therefore, as of 17th January 2007 all applications received for additional residential accommodation within the borough are subject to a financial contribution towards mitigation measures towards the designated sites. A capital contribution is therefore required and in this instance is £376 per flat with a 5% admin fee (or minimum £75), a total of £1,791.30 when a credit for the existing house is added. The required mitigation will be secured through a legal agreement.

New Forest Recreation Zone

73. The site lies also within 13.8km of New Forest SAC, New Forest SPA and New Forest Ramsar, which are protected under European legislation for their wildlife importance, where it has been demonstrated in conjunction with New Forest Strategic Access Management and Monitoring Strategy 2023, prepared by Footprint Ecology and in agreement with Natural England that additional recreational pressure from additional bedroom numbers have the potential to harm their integrity. 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. Accordingly, a SAMMs payment is also required in relation to protected new Forest sites.
74. The contribution required for this site in this instance is £1,800, plus a 5% admin fee (minimum £60), a total of £1,890. The required mitigation will be secured through a legal agreement.

Planning Balance / Conclusion

75. Given the significant housing shortfall in the Local Plan area, the balance is tilted in favour of sustainable development and granting planning permission except where the benefits are significantly and demonstrably outweighed by harmful impacts of the scheme.
76. In this instance the proposal would result in 5 additional properties, which in the context of the LPA shortfall has been given significant weight. The proposed units are 5 x 2 bedroom apartments and 1 x 1 bed apartment, the creation of which is support by Local Plan Policy. The proposed dwellings are furthermore located in a sustainable location for residential development with good access to transport links and local amenities.
77. Further benefits of the scheme include economic benefits during the construction phase and of the use of local facilities by residents. Given the scale of the proposal for 5 new dwellings only, these economic benefits are afforded moderate weight.
78. The proposed development is very similar to the extant appeal scheme, with the exception of an additional flat and some changes to the windows. Subject to the relevant conditions, the proposal is not considered to have a harmful impact on the character and appearance of the area, residential amenity, highways, drainage or contaminated land. Subject to the completion of the S106 agreement, the impact on protected sites is considered

acceptable in accordance with policy and legislation. The proposal is accordingly considered compliant with the Local Plan and the NPPF when read as a whole.

Recommendation

79. **RECOMMENDATION I** - That delegated authority be granted to the Head of Planning Operations to GRANT Permission, for the reasons as set out in this report, subject to the following conditions, and a deed pursuant to section 106 Town and Country Planning Act 1990 (as amended) securing the terms below with power delegated to the Head of Planning Operations (including any officer exercising their powers if absent and/or the post is vacant and any other officer nominated by them for such a purpose) to agree specific wording provided such wording in the opinion of the Head of Planning (or other relevant officer) does not result in a reduction in the terms identified.
80. **RECOMMENDATION II** - That delegated authority be granted to the Head of Planning Operations to refuse planning permission if sufficient progress on concluding the Legal Agreement has not been made within six months of the date of this resolution.

S106 heads of terms:

- **Heathlands Mitigation – £1,791.30**
- **New Forest mitigation – £1,890**

Conditions:

1. Detailed permission – time limit

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. Decision notice - Plans

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

Block and Location Plan, DWG No. 001, Date: 11/06/2026

Proposed Site Plan, DWG No. 002, Rev C, Date: 11/06/2026

Proposed Floor Plans, DWG No. 003, Date: 11/06/2026

Proposed Elevations, DWG No. 004, Date: 11/06/2026

Proposed Street Scenes, DWG 005, Date: 11/06/2026

Existing Garage Plans, DWG: 006, Date 11/06/2026

Existing Floor Plans, DWG 007, Date: 11/06/2026

Existing Elevations, DWG 008, Date: 11/06/2026

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

3. Materials to be submitted

No part of the development hereby permitted shall be constructed that is visible above ground level/above damp proof course level/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.

4. Car Parking Areas

Before the development is occupied or utilised, the proposed parking areas shall be constructed and arranged in accordance with approved plans, to a gradient not exceeding 1 in 15 and permanently retained and kept available for their intended purpose, at all times. All parking spaces shown on the approved plans shall be made available for any resident of the development and those persons visiting residents of the development and shall remain unallocated to any specific resident or residence for the lifetime of the development.

Reason: To ensure the proper and appropriate development of the site and to ensure that highway safety is not adversely impacted upon in accordance with Policies CS16 and CS41 of the Bournemouth Local Plan: Core Strategy (October 2012).

5. Footway Crossing – Entrance Kerb System

Before the development is occupied or utilised, the proposed vehicular crossovers (dropped kerbs) at Seaford Road and Douglas Road shall be arranged in accordance with the approved plans and constructed using an entrance kerb system, with only a short ramp at the front of the footway (kerbside) to provide vehicle transition from the carriageway, to the specification and satisfaction of the Local Planning Authority.

Reason: To ensure the proper and appropriate development of the site, to ensure the walking network is not compromised and to ensure that highway safety is not adversely impacted upon in accordance with Policies CS16, CS18 and CS41 of the Bournemouth Local Plan: Core Strategy (October 2012).

6. Pedestrian inter-visibility splays

Prior to occupation of the development hereby permitted, the pedestrian visibility splays as shown on the approved plans shall be cleared of all obstructions over 0.6m in height above ground level and no fence, wall or other obstruction to visibility over 0.6m in height shall be erected within the area of the splays at any time.

Reason: To ensure the proper and appropriate development of the site, to ensure the walking network is not compromised and to ensure that highway safety is not adversely impacted upon in accordance with Policies CS16, CS18 and CS41 of the Bournemouth Local Plan: Core Strategy (October 2012).

7. Cycle Parking

Notwithstanding details shown on the submitted plans, within 3 months of the commencement of the development final details of secure cycle parking, including an external stand for visitors, shall be submitted to and approved in writing by the Local Planning Authority. Cycle parking for residents and visitors shall be constructed and arranged in accordance with the agreed details and completed prior to occupation of the development hereby approved. The cycle parking shall thereafter be retained, maintained and kept available for its intended purpose, at all times.

Reason: To ensure the proper construction of cycle parking facilities in the interests of promoting sustainable development and active travel including the cycling mode of transport, in accordance with Policy CS18 of the Bournemouth Local Plan Core Strategy (October 2012).

8. Construction Management Plan

No development shall take place, including any demolition works, until a construction management plan or construction method statement has been submitted to and approved in writing by the Local Planning Authority. The approved plan/statement shall be adhered to throughout the demolition/construction period. The plan/statement shall provide for:

- 24 hour emergency contact number;
- Hours of operation;
- Parking of vehicle of site operatives and visitors (including measures taken to ensure satisfactory access and movement for existing occupiers of neighbouring properties during construction);
- Routes for construction traffic;
- Locations for loading/unloading and storage of plant, waste and construction materials;
- Method of preventing mud being carried onto the highway;
- Measures to protect vulnerable road users (cyclists and pedestrians)
- Any necessary temporary traffic management measures;
- Arrangements for turning vehicles;
- Arrangements to receive abnormal loads or unusually large vehicles;
- Methods of communicating the Construction Management Plan to staff, visitors and neighbouring residents and businesses.

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

9. Soft Landscape Maintenance Scheme

No part of the development hereby permitted shall be occupied/used unless a landscape management plan that includes long term design objectives, management responsibilities and maintenance schedules including replacement of dead or dying plants for all landscape areas as shown on approved plan – Landscape Plan DWG No. 524-1-R3, Date 10.06.2026, with a time period for the operation of the plan not being less than 5 years from the date of first landscape planting has first been submitted to and approved in writing by the local planning authority. The landscape management plan shall thereafter be carried out as approved.

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

10. Biodiversity Enhancements

Details of biodiversity enhancements to be supplied once agreed once agreed 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”.

11. Vegetation Clearance

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

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

12. Obscure glazing

The building hereby permitted shall not be occupied until the windows in the south and east elevations at first floor level, as identified on the proposed floor plans drawing number 003 as being obscure, have been fitted with obscured glazing, and no part of those windows that is less than 1.7 metres above the floor of the room in which it is installed shall be capable of being opened. Details of the type of obscured glazing shall be submitted to and approved in writing by the local planning authority before the windows are installed and once installed the obscured glazing shall be retained thereafter.

Reason: To prevent undue overlooking of the adjoining residential property and in accordance with Policy CS41 of the Bournemouth Local Plan: Core Strategy (October 2012).

13. Surface Water Drainage Scheme

No development shall take place until a detailed surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, has been submitted to and approved in writing by the local planning authority. The submitted details shall:

- i) provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;
- ii) include a timetable for its implementation; and,
- iii) provide, a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime. The development shall be carried out in accordance with the approved details. The sustainable drainage system shall be managed and maintained thereafter in accordance with the approved management and maintenance plan.

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

14. Non Significant LEMP Condition

No part of the development hereby permitted shall be commenced, including clearance of vegetation, unless there has first been submitted to and approved in writing by the local planning authority a Landscape and Ecology Management Plan ("LEMP"). The LEMP shall accord with the Biodiversity Gain Plan approved for the purposes of the development hereby permitted and all biodiversity related plans and documents required to be approved in the other conditions forming part of this permission and the recommendations contained in the landscape management plan (524-3-R1) dated 08/06/2026 and in particular include:

- details of all habitat, ecological matters (incorporating all species enhancements) and landscaping associated with the development including

identification of what is to be retained as well as all proposed creation and enhancement;

- details of all proposed related works including any proposed hard landscaping and all boundary treatments;
- a timetable for the provision of all identified habitat, ecological matters and landscaping; and
- details and arrangements as to future on-going retention, management and maintenance, including provision for the replacement of any plant or tree [associated with the habitat provision found damaged, removed, dead or dying.

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

Reason: To ensure there is adequate protection for the existing habitats and provide suitable external amenity space for future occupiers in accordance with Policies CS35 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.

Informative Notes:

1. Drainage

Detailed drainage proposals may typically include:

- Detailed drainage network layout
- Manhole schedule
- Construction details for drainage elements
- Construction details for SUDS elements
- Hydraulic modelling calculations
- Exceedance flow routes (including proposed ground levels)
- Drainage maintenance and management information may typically include:
- Drainage ownership/responsibility layout
- Maintenance schedules
- Maintenance agreements
- Adoption agreements
- Schedules for replacement of drainage components (where design life is less than the lifetime of the proposed development)
- Operations and maintenance manuals

2. Unforeseen contamination

If during site works unforeseen contamination is found to be present then no further development shall be carried out until the developer has consulted the Local Planning Authority. The contamination will need to be assessed and if necessary an appropriate remediation scheme agreed with the Local Planning Authority.

3. Bats

If bats are found during demolition that all work to cease and if possible, part of structure that was removed and exposed bats put back into place. A bat ecologist employed to address situation and Natural England contacted. This is required by law, as all bats are protected under The Wildlife & Countryside Act 1981 (as

amended) and The Conservation of Habitats & Species Regulations 2017 (as amended).

4. No Storage of Materials on Footway/Highway

The applicant is advised that there should be no storage of any equipment, machinery or materials on the footway/highway including verges and/or shrub borders or beneath the crown spread of Council owned trees.

5. Highway and Surface Water/Loose Material

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.

6. Dropped Kerb

The applicant is advised that notwithstanding this consent, Section 184 of the Highways Act 1980 requires the proper construction of vehicle crossings over kerbed footways, verges or other highway land. Normally this work will be undertaken at the expense of the applicant by the Highway Authority although on occasions there might be instances where the applicant under supervision can undertake this work. A Section 171 (Highways Act 1980) licence application form is available within the Roads and Transport section of the council's website (www.bcpCouncil.gov.uk).

7. Streetworks

Prior to construction commencing on site, the applicant/site developer is strongly advised to contact the Streetworks Team on 01202 128369 or streetworks@bcpcouncil.gov.uk to discuss how the highway network in the vicinity of the site is to be safely and lawfully managed during construction. This team is responsible for managing the highway network and must be consulted prior to you commencing any work that you are undertaking that may impact on the operation of the public highway. They will also be able to advise on any Permits, Licences, Temporary Traffic Regulation Orders (TTROs), traffic signal or ITS changes and signing requirements, together with co-ordination of your work in relation to the planned work of other parties on the public highway. Some procedures, require significant lead in times and therefore early engagement is essential. Therefore, to avoid any delay in starting work it is strongly recommended that you make contact at least 3 months before you plan to commence work. Failure to do so may result in delay in starting work. If any permanent changes are required to Traffic Regulation Orders (TROs), please note that these can take a minimum of 9 months to process and this period should be considered when planning your project.

8. Car Parking Permit Restriction

The applicant should note and inform future residents that they may be excluded from being able to purchase permits associated with parking permit schemes controlled by the Council in the area. This is to reduce the impacts from the development due to the lack of car parking provision being proposed and to encourage sustainable modes of travel amongst future residents.

9. BNG

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition ("the biodiversity gain condition") that development may not begin unless: (a) a Biodiversity Gain Plan has been submitted to the planning authority, and (b) the planning authority has approved the plan. The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission would be

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

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

Background Documents:

P/26/00686/FUL

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

Notes.

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

Reference to published works is not included

This page is intentionally left blank

DESIGN PROPOSALS FOR : **5 SEAFIELD ROAD.**

FOR : **PRESTIGE ORGANISATION**

APPLICATION ADDRESS:

**5 SEAFIELD ROAD,
SOUTHBOURNE,
BOURNEMOUTH,
DORSET.
BH6 3JE**

ISSUE DATE: **11/06/2026**



**TONY
HOLT
DESIGN.**

DOCUMENTS ENCLOSED

DOCUMENT:

BLOCK & LOCATION PLAN

PROPOSED SITE PLAN

PROPOSED FLOOR PLANS

PROPOSED ELEVATIONS

PROPOSED STREET SCENES

EXISTING GARAGE PLANS

EXISTING FLOOR PLANS

EXISTING ELEVATIONS

REF.

001

002

003

004

005

006

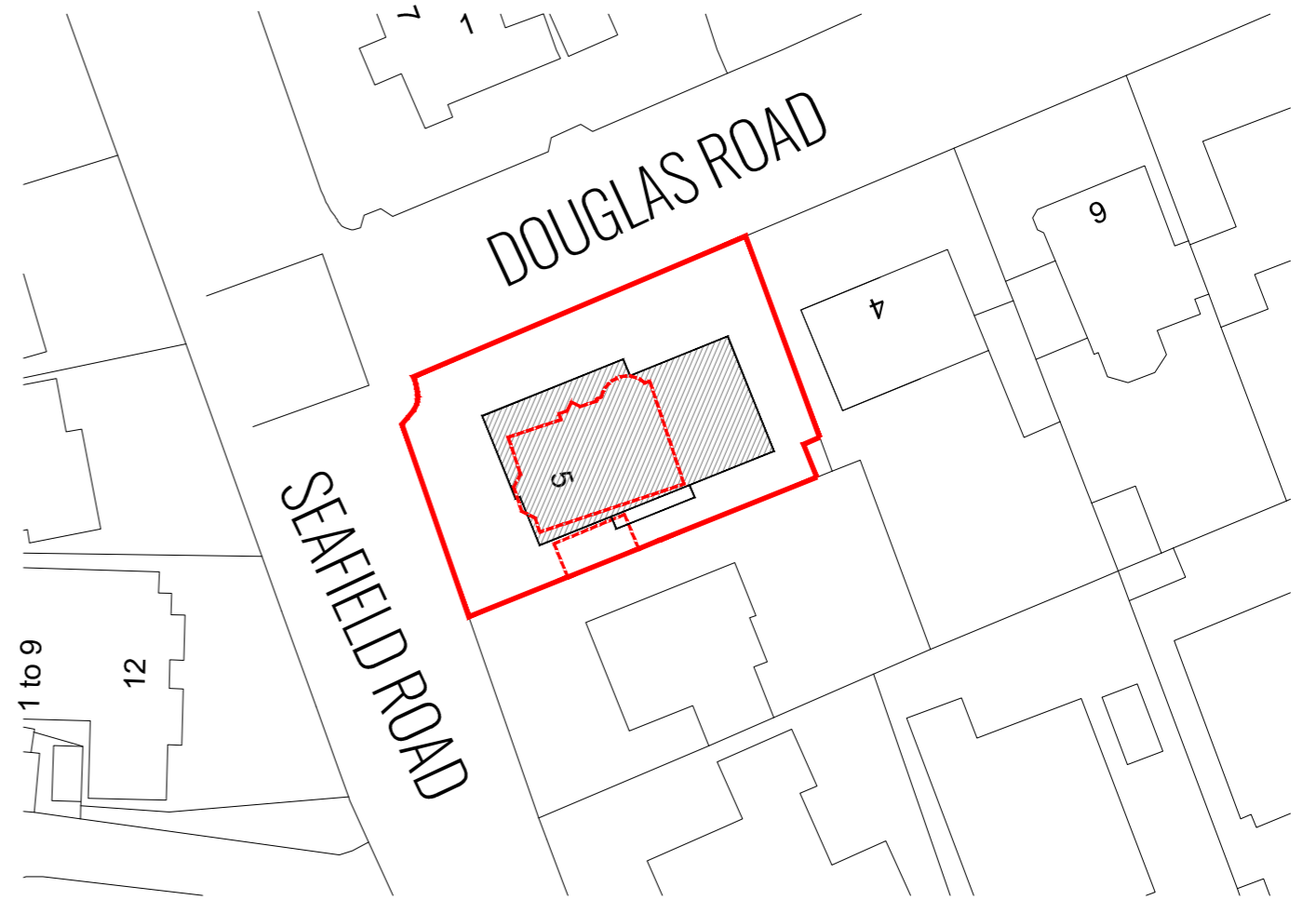
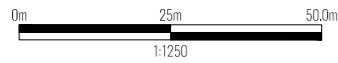
007

008

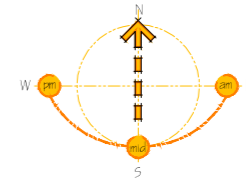


Ordnance Survey, (c) Crown Copyright 2020. All rights reserved. Licence number 100022432

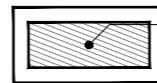
Location Plan



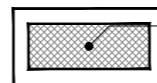
Block Plan



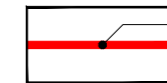
KEY:



PROPOSED TWO/THREE STOREY

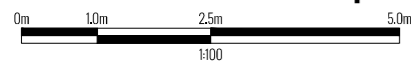


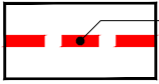
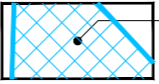
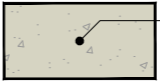
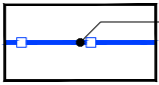
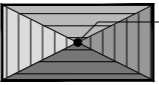
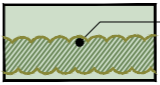

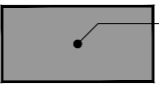
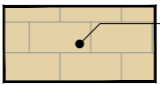
PROPOSED SINGLE STOREY

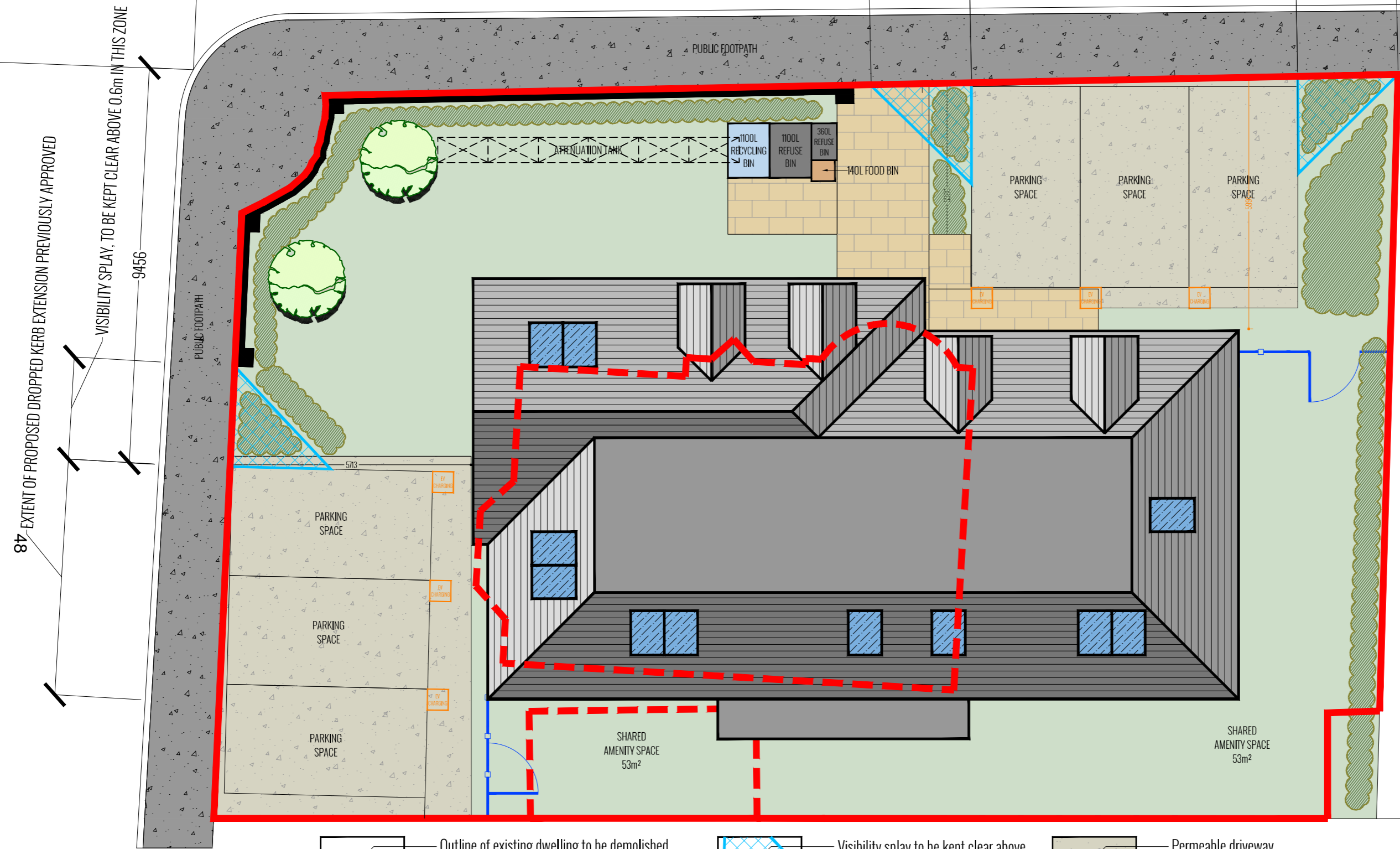
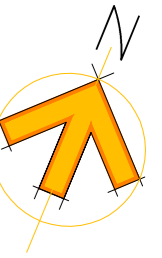


Outline of application site.

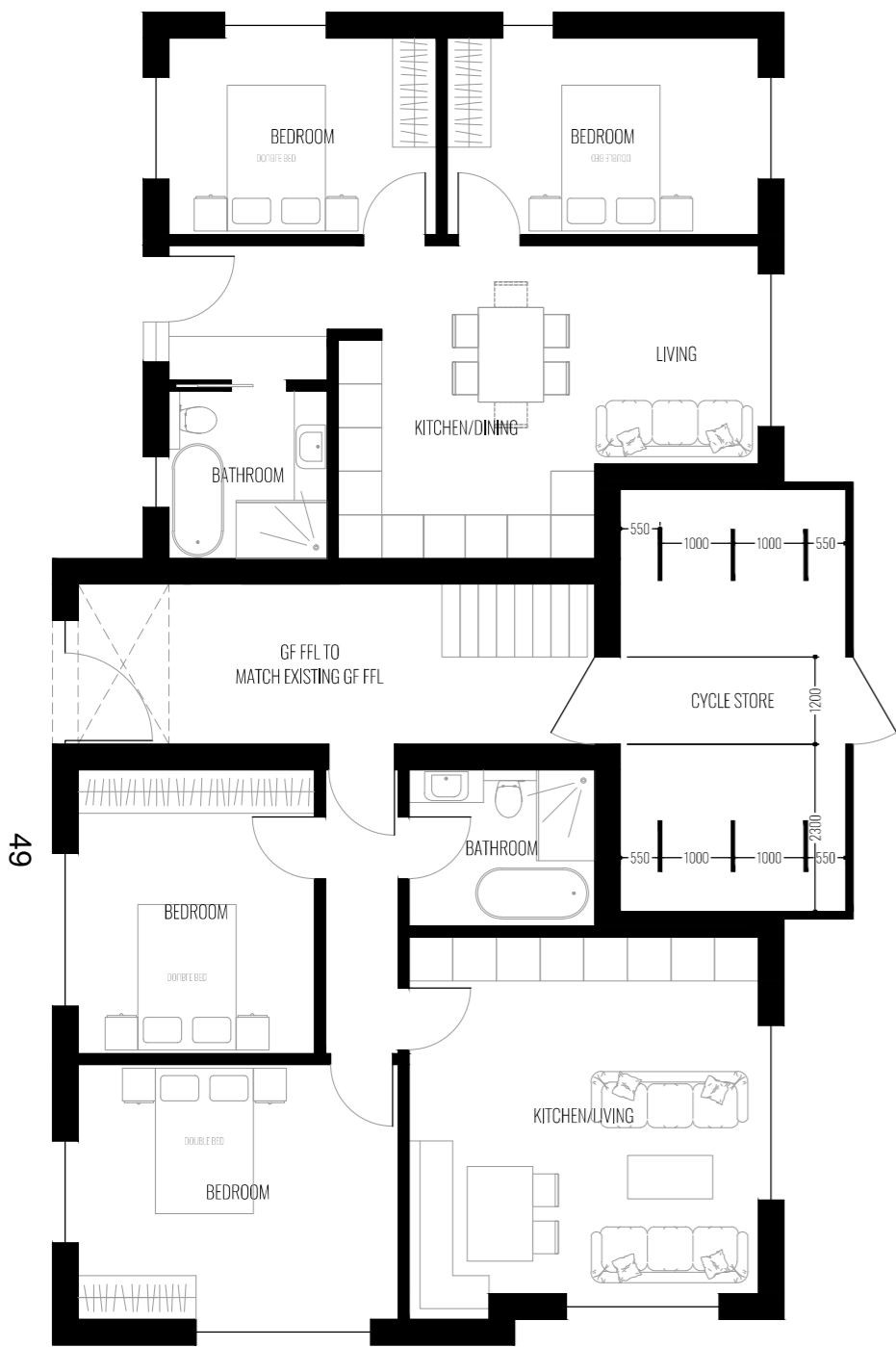
Site Plan | Proposed



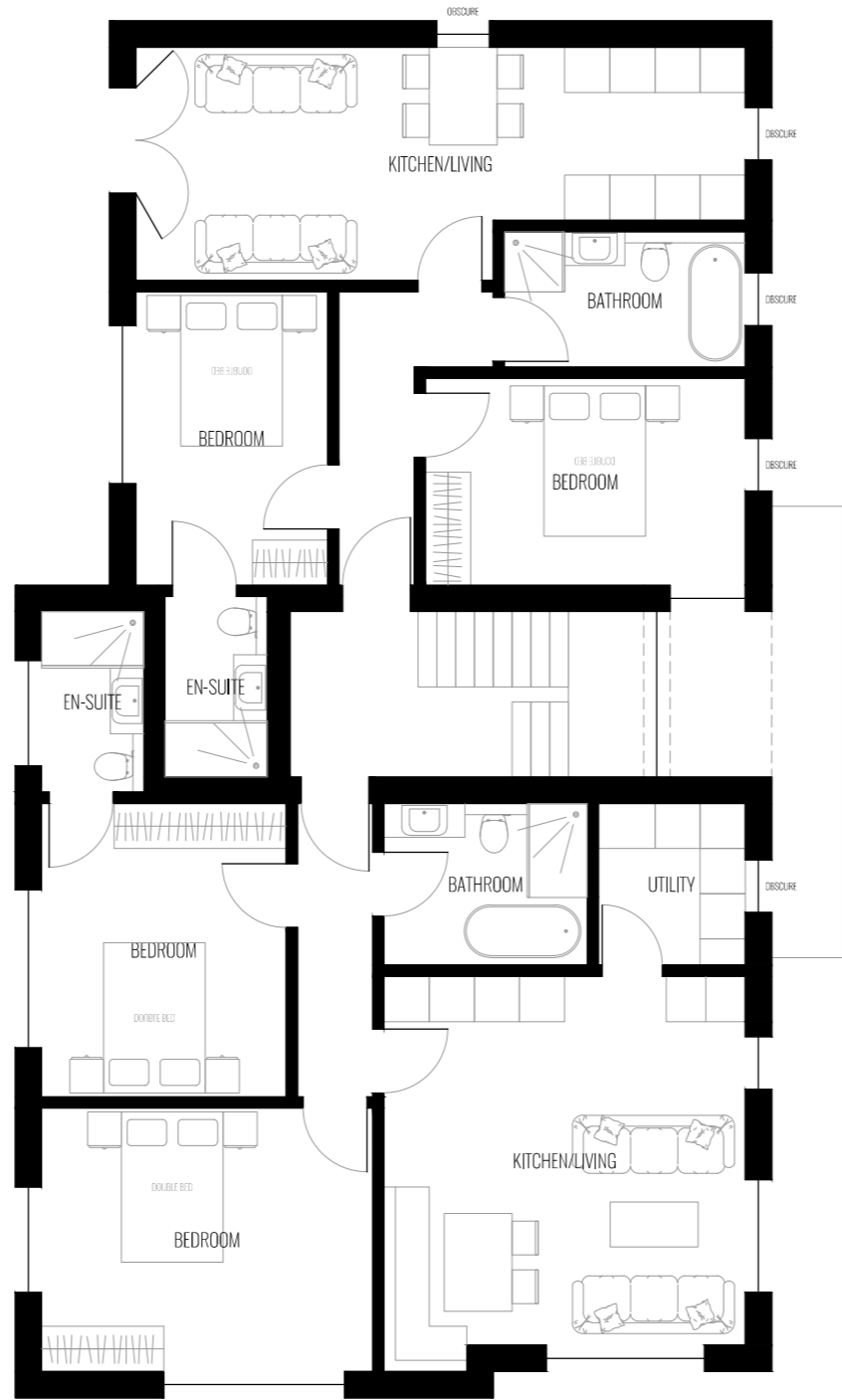
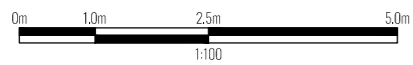
- | | | | | | |
|---|---|---|--|---|--------------------|
|  | Outline of existing dwelling to be demolished |  | Visibility splay to be kept clear above 0.6m in this zone. |  | Permeable driveway |
|  | 2m high close boarded fence. |  | Pitched Roof |  | Soft landscaping |
|  | |  | Extent of Flat Roof |  | Terrace/Patio/Path |



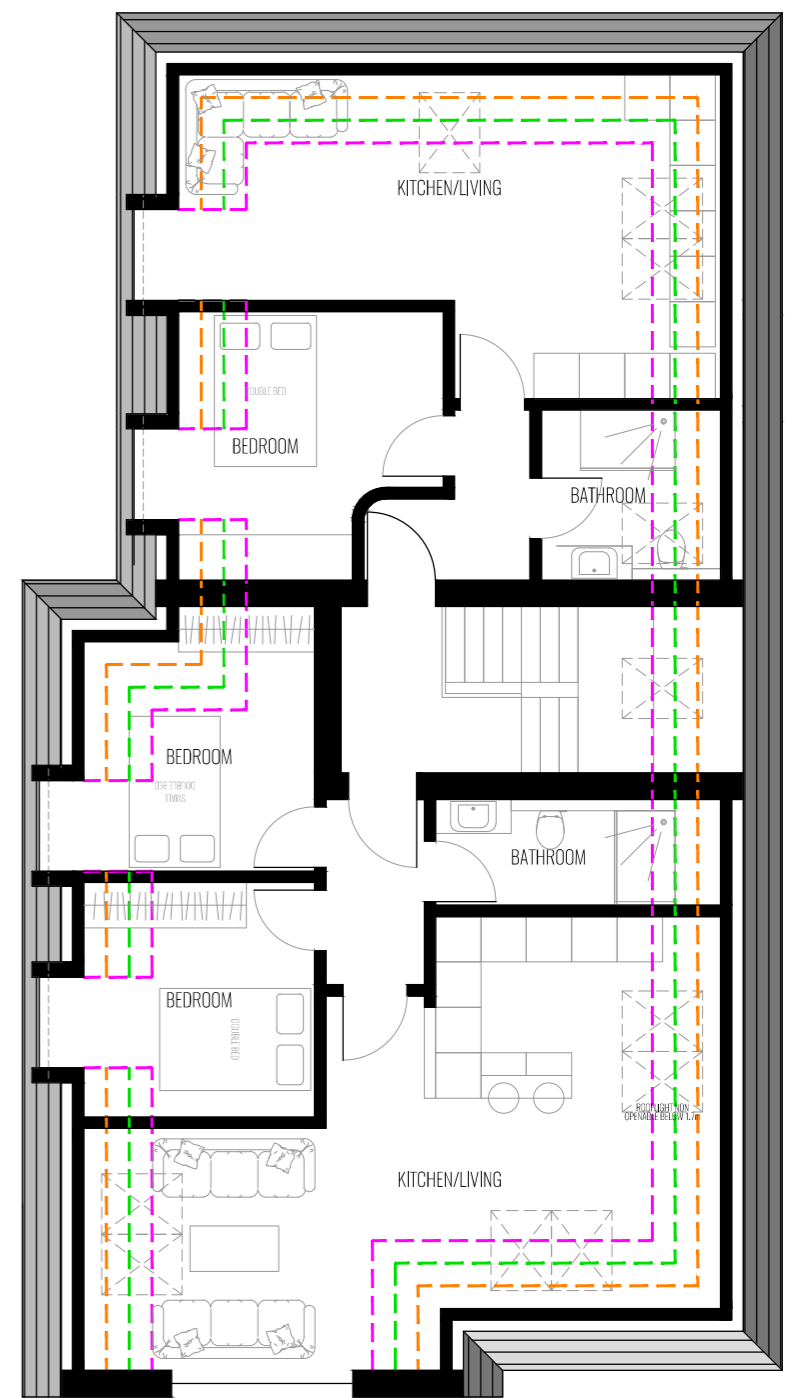
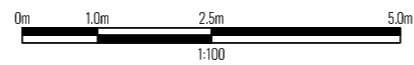
--- APPROX 2.1m HEAD HEIGHT
 --- APPROX 1.8m HEAD HEIGHT
 --- APPROX 1.5m HEAD HEIGHT



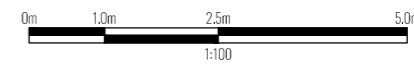
Ground Floor Plan | Proposed



First Floor Plan | Proposed



Loft Floor Plan | Proposed

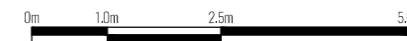




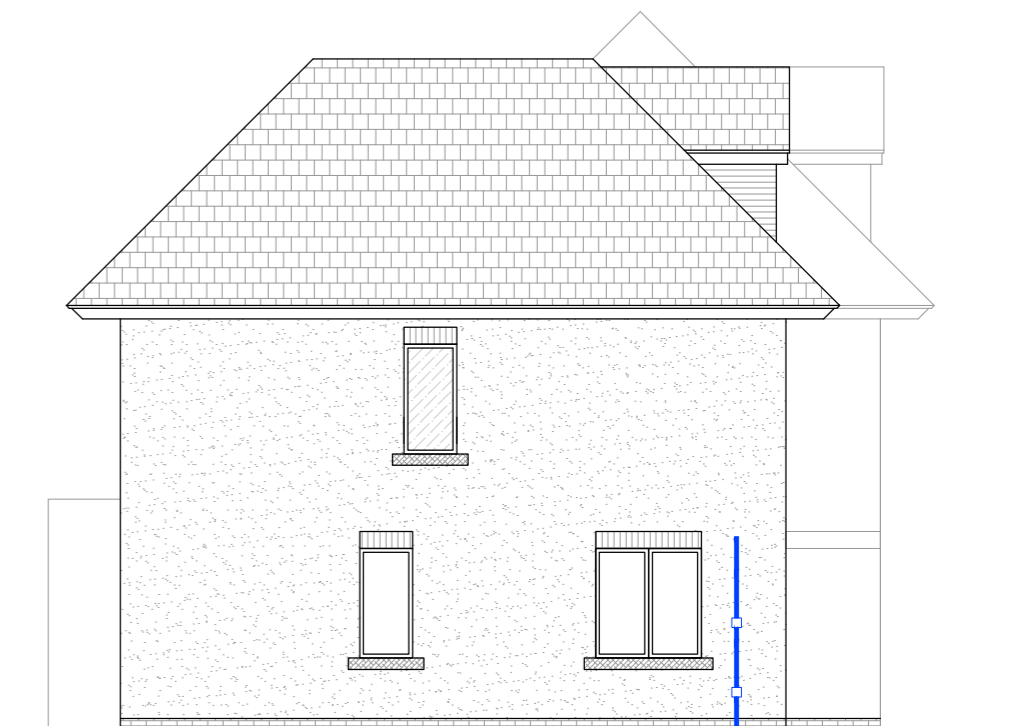
North Elevation | Proposed



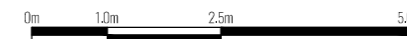
West Elevation | Proposed

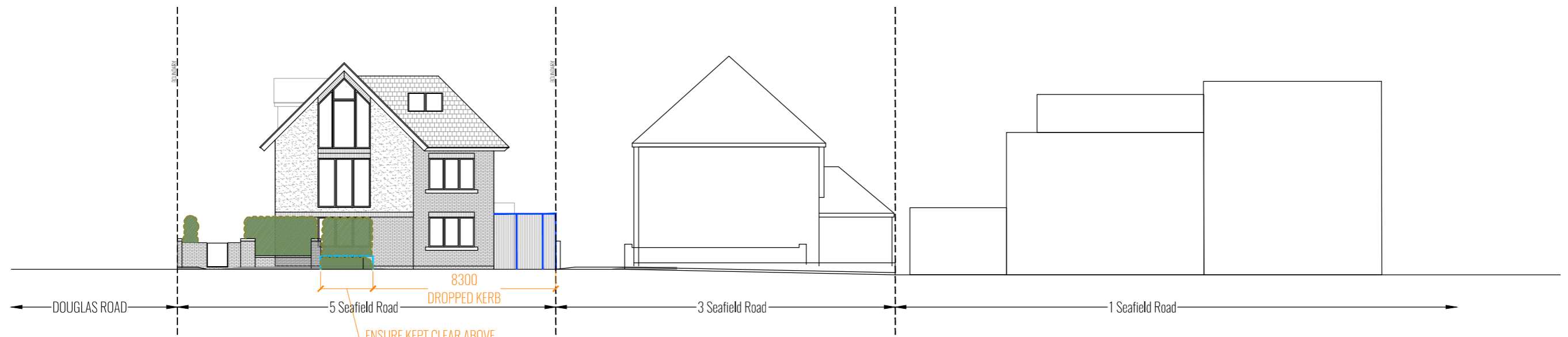


South Elevation | Proposed

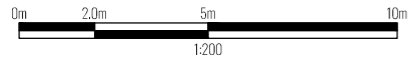


East Elevation | Proposed

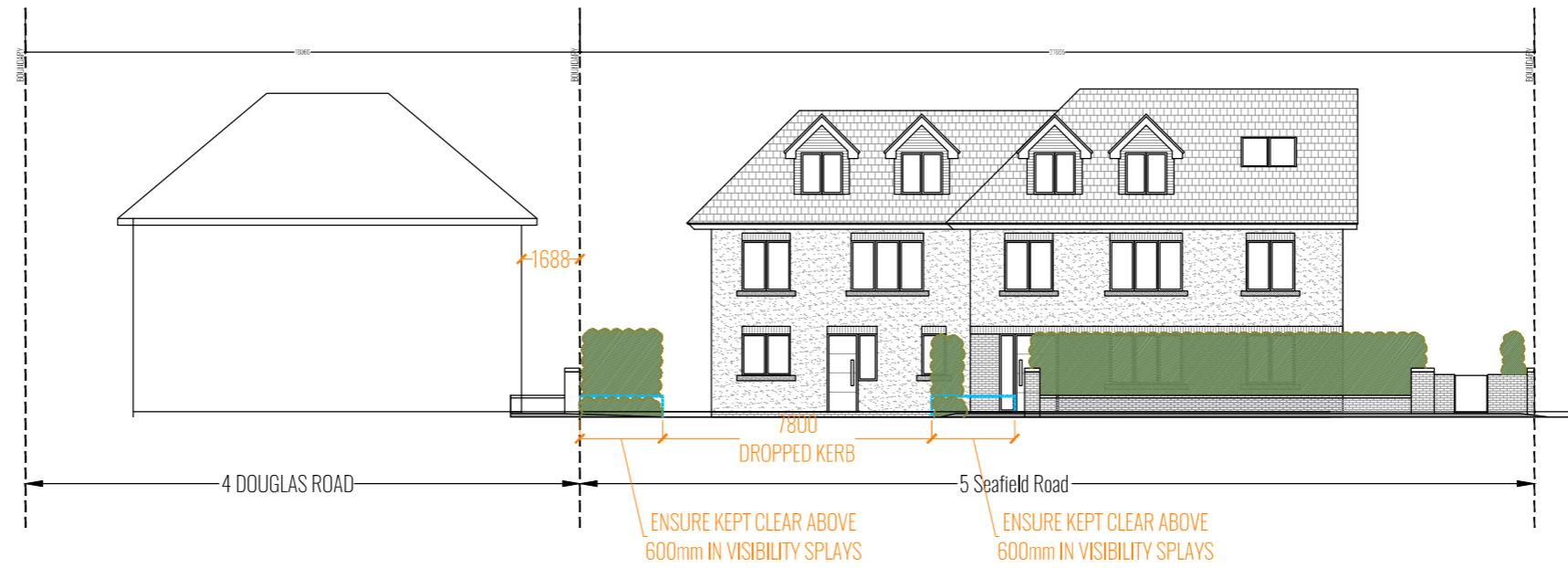




Seafield Road Street Scene | Proposed



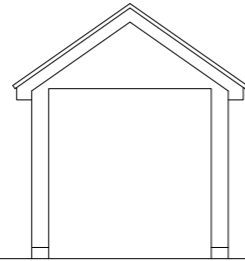
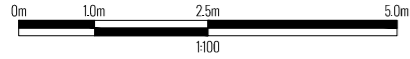
51



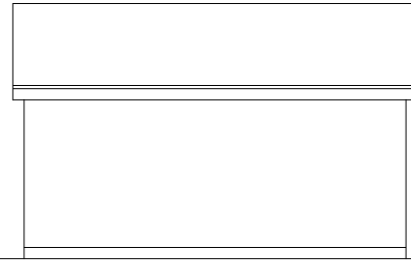
Douglas Road Street Scene | Proposed



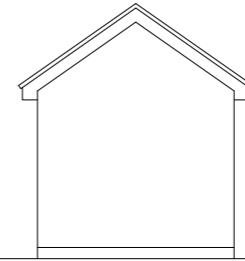
Garage Plans | Existing



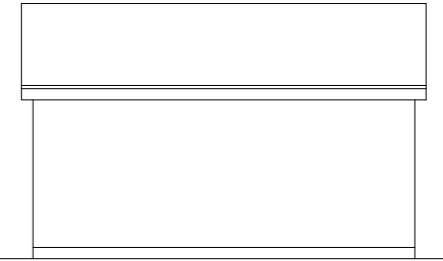
West Elevation



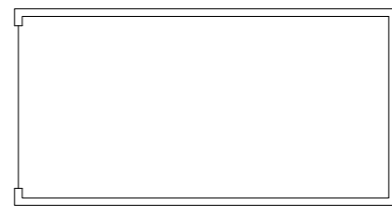
South Elevation



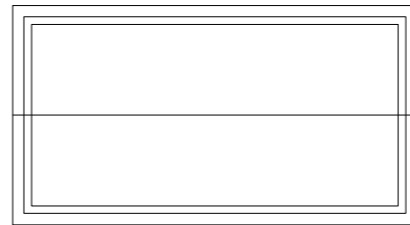
East Elevation



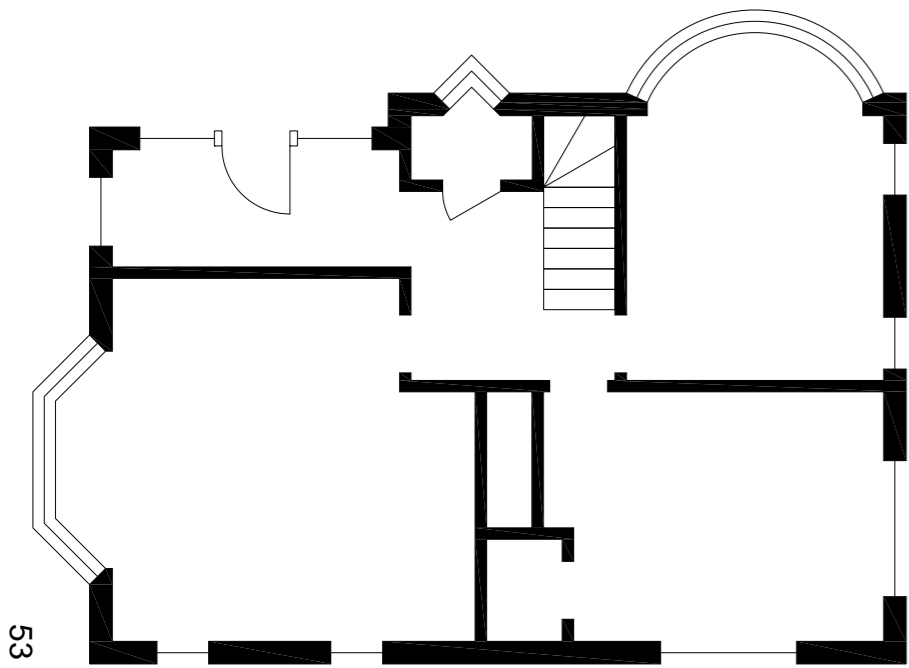
North Elevation



Garage Floor Plan

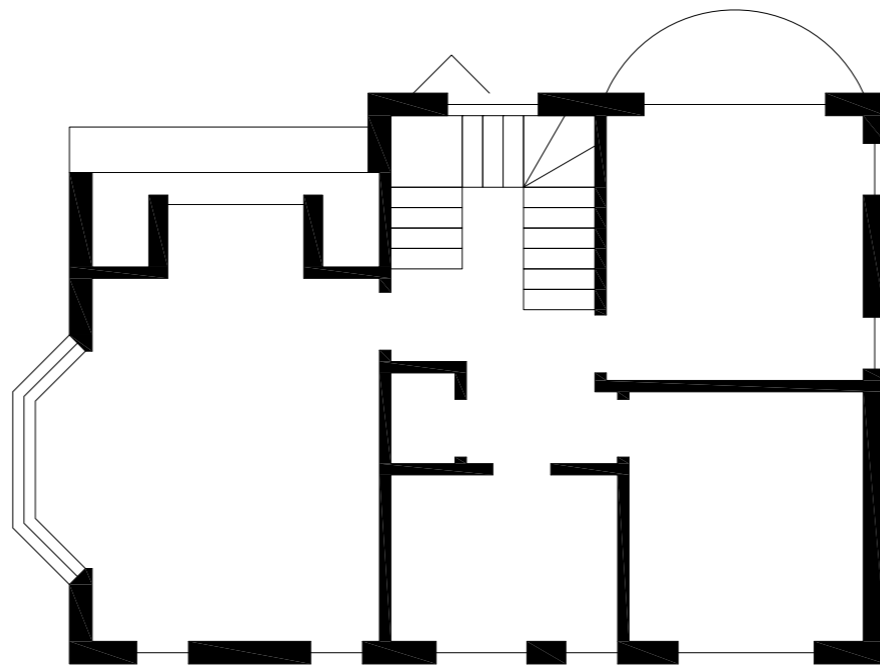


Garage Roof Plan



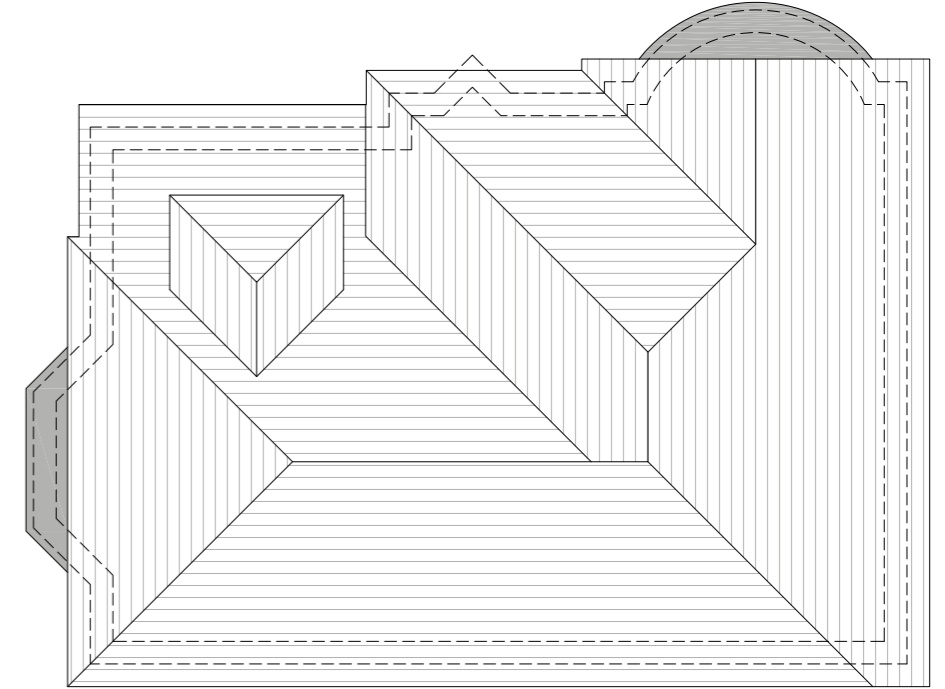
Ground Floor Plan | Existing

0m 1.0m 2.5m 5.0m
1:100



First Floor Plan | Existing

0m 1.0m 2.5m 5.0m
1:100

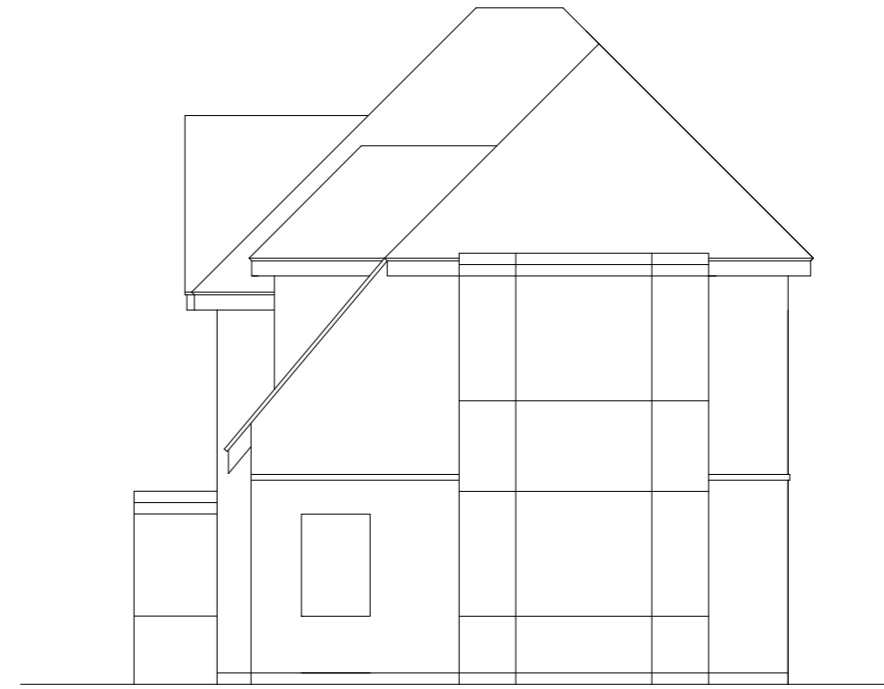
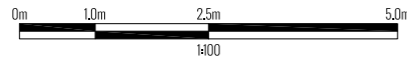


Roof Plan | Existing

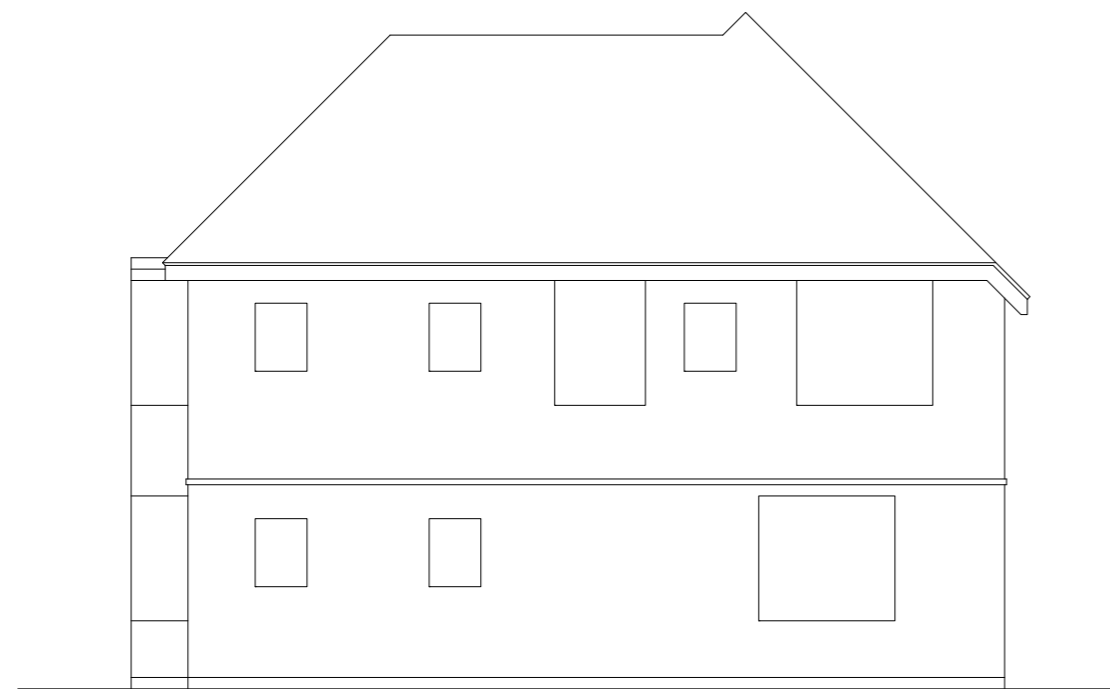
0m 1.0m 2.5m 5.0m
1:100



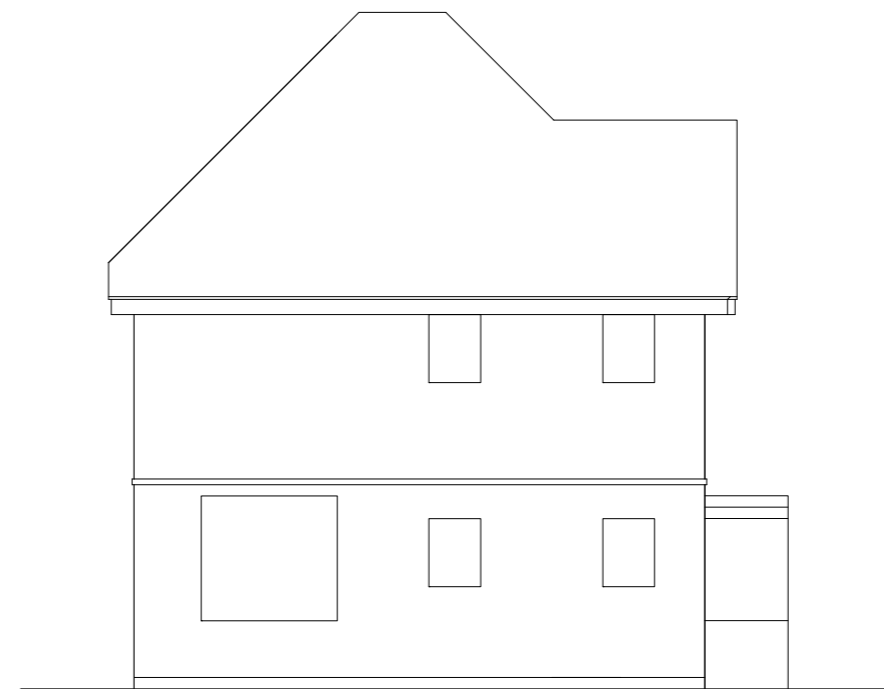
North Elevation | Existing



West Elevation | Existing



South Elevation | Existing



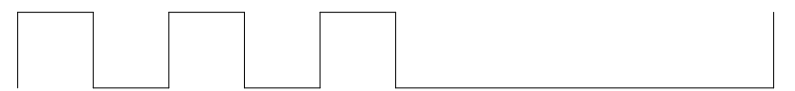
East Elevation | Existing





This page is intentionally left blank

0 5 10 M



DESIGN NOTES

This drawing is the copyright of The Landscape Service 2017 Limited, all rights reserved. Do not scale from this drawing. All dimensions and levels to be checked. The Landscape Service 2017 Limited do not accept responsibility for any expense, loss, damage of whatsoever nature, however arising from the execution of the work to which it relates.

SURFACE WATER: Hard surfacing to comply with Sustainable Urban Drainage Systems (SUDS) where required and to BS 8552.

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

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

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

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

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

SOFT LANDSCAPING NOTES

The Client will undertake care of the plants, trees and grass after the work is finished.

INVASIVE NON NATIVE SPECIES: Comply with the *Invasive Non Native Species Horticultural Code of Practice*.

GROUND WORKS: To BS 4428 Code of Practice for general landscape operations and BS 8000-1 clause 3.1 - 3.3 for excavation and filling.

PREPARATION FOR PLANT TREES AND SHRUBS:

- Remove inorganic containers.
- Check for and reject any damaged, diseased, poorly rooted, pest infested, wrongly identified plants, or plants not complying with all the requirements of the plant list (unless previously agreed)
- Carefully prune any minor root damage
- Plant in previously prepared pits and planting areas in position shown on the drawings or in the absence of drawings space evenly at the rate specified
- Holes large enough to allow adequate root spread and tease out longest root balls of container grown plants.
- Excavate holes at least 100mm below the root system.
- Set plants so that their original soil level matches the new surrounding ground and with their best side displayed.
- The backfill is to be the excavated (pre-prepared) soil and evenly worked round the roots and well-heeled in leaving the top slightly proud of the existing level to allow for settlement.

SUPPLY & HANDLING OF TREES & PLANTS: Comply with the *National Plant Specification (NPS)* and the *Code of Practice for Plant Handling (CPS)* which is incorporated in the *National Plant Specification* (available free at www.csdhub.com).

NURSERY STOCK: In accordance with the plant list and as specified in the *National Plant Specification* (NPS, available free at www.csdhub.com).

PLANT FAILURES: All plants supplied and planted by the Contractor including trees, which fail to thrive within the period for the correction of faults shall be replaced with the same species to match the size of adjacent plants of the same species at the next suitable planting season, unless otherwise agreed.

IMPORTED TOPSOIL TO BE: To BS 3882 Multipurpose natural (not manufactured) topsoil.

ORGANIC MATTER: Apply and lightly dig into the surface of planting areas with well-rotted farmyard manure at a rate of 5kg/m².

IMMEDIATELY AFTER PLANTING: Lightly prune back any damaged or malformed growth. Rake soil to an even, fine tith to the required levels. Planting is not intended to be edible unless stated otherwise.

MULCHING: Fork soil to a medium tith in the areas to be mulched. Apply 100mm depth of mulch after watering.

BULBS: Grouped at random for naturalised bulbs. With the base of bulb at the correct depth for the species and in contact with the soil, with fine, stone-free topsoil backfill.

TREE STAKES: 75mm minimum diameter, free of bark, with one end pointed.

STAKING FOR TREES: Drive stake upright minimum 600mm depth into excavated planting pit before planting, close to the tree stem on the windward side. Cut off minimum 600mm above ground and secure tree with ties and spacers at the top of the stake.

WATERING PIPES: Provide perforated watering pipes in a circle around the top of the root ball.

BACKFILLING: To be the excavated (pre-prepared) soil. The backfill is to be evenly worked round the roots and well-heeled in leaving the top slightly proud of the existing level to allow for settlement.

TREE WORK: To be to BS 3998 *Recommendations for Tree Work* unless otherwise agreed.

PROTECTIVE FENCING: Before stripping or clearance of the site, provide, erect and maintain barriers to form Construction Exclusion Zones in accordance with BS 5837, using welded mesh panels securely attached to a braced scaffold pole vertical and horizontal framework as BS 5837 Figure 2. Clear away and make good as necessary when all the work is complete.

GROUND PREPARATION FOR WILD FLOWER MEADOWS: Harrow to reduce soil to a good tith not exceeding 25mm. Ground to be weed free and cleared of existing organic matter.

SOWING WILD FLOWER SEED MIX: Ensure even mixing of all seed varieties at all times. Seed spread to manufacturers recommendation. Seed is to be sown into soil with low fertility. Client is responsible for any required soil tests.

TURF QUALITY: to be BS 3969 with herbicide applied 1 to 3 months before lifting. 900 x 300 minimum size, even thickness, max 10mm thick thatch and 7-18mm thick topsoil. Supply a sample to site for inspection before delivery.

PREPARATION FOR TURFING:

- Remove all weeds, rubbish and stones over 30mm in any dimension.
- Cultivate topsoil to a minimum depth of 100mm.
- Reduce top 30mm to a fine tith and on clay or heavy loam soils work in 50% of coarse sharp sand to produce a 60mm layer.

LAYING TURF:

- Transport turf over close butted timber planks.
- Lay turf in consecutive rows.
- Lay turf from timber planks protecting previously laid turf.
- Lay turf close butted breaking the joint in alternate rows.
- Use only whole turves at margins.
- Consolidate lightly with wooden beaters.
- Brush in finely sieved topsoil to fill all joints.
- Peg turfs with wooden pegs on slopes exceeding 30°.
- Ensure final surface is 20mm above any adjacent hard surface.

FERTILISER: Dress areas to be grass seeded with N7-P7-K7 fertiliser at a rate of 50g/m² and work into the top 30mm of tith 7 days before sowing and water in well. Not applicable to wildflower meadow areas.

SOWING GRASS SEED: Ensure even mixing of all seed varieties at all times. Use a broadcast machine to spread the seed in the quantity specified. Apply in two equal passes in transverse directions. Rake in the seed and roll with a lightweight roller.

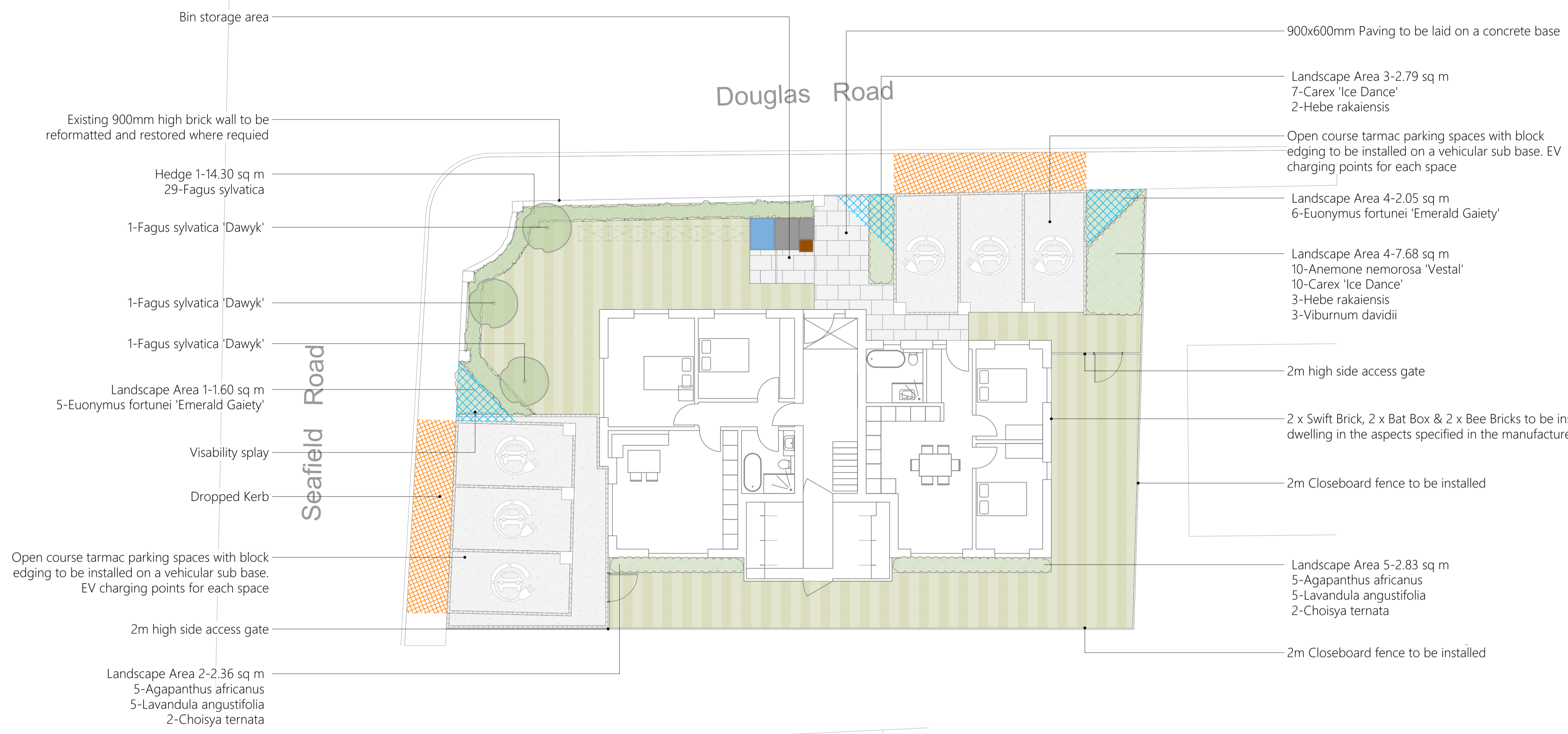
Plant List				
ID	Qty	Latin Name	Scheduled Size	Remarks
Shrubs	5	Hebe rakaiensis	10L	
Shrubs	10	Lavandula angustifolia	10L	
Shrubs	3	Viburnum davidii	10L	
Shrubs	11	Euonymus fortunei 'Emerald Gaiety'	10L	
Shrubs	29	Fagus sylvatica	10L	
Shrubs	4	Choisya ternata	10L	
Perennials	10	Agapanthus africanus	5L	
Perennials	10	Anemone nemorosa 'Vestal'	5L	
New Tree	3	Fagus sylvatica 'Dawy'	Heavy Standard	
Grasses	17	Carex 'Ice Dance'	5L	

Key

- Planting
- Hedge
- Lawn
- Paving
- Open Course Tarmac
- New Tree



Forest Stone Exbury White 900x600mm paving slabs



Agapanthus africanus



Anemone nemorosa 'Vestal'



Lavandula angustifolia



Carex 'Ice Dance'



Choisya ternata



Euonymus fortunei 'Emerald Gaiety'



Fagus sylvatica hedge



Hebe rakaiensis



Viburnum davidii



Fagus sylvatica 'Dawy'

PLANTING DENSITIES

PLANTING BEDS: Planting species to be planted in groups of 1, 3, 5 and 7. Taller species to be located centrally and towards the rear. Planting density of 2 plants per square meter for Shrubs & 3 plants per square meter for perennials and grasses.

HEDGING: Hedging to be planted in double staggered rows with 5 whips per linear meter.

TREE SIZE GUIDE

Trees to be 1.8m clear stem specimens unless stated otherwise.

TREE TYPE	TREE GIRTH (CM)	TREE HEIGHT (CM)
Heavy Standard	12-14cm girth	300-350cm

HEDGE PLANTING SPECIFICATION

All planting stock to conform to the National Plant Specification, but generally:

Stock Size: 1+2 transplanted whips (90-120cm) or 3 litre containerised stock.

Density: 4 per linear meter, planted in a double staggered row, 500mm between plants and rows.

Species grouping: Plant in groups of 3-7 of same species, distributing evergreen species evenly over total length.

Protection: 600mm clear spiral rabbit guards and tube guards for standard trees.

Planting: Trench planted, ensure trench is wide enough to accommodate spread roots, ameliorate back with 50% organic matter.

Mulch: 75mm bark mulch to entire planting trench.

Location: 800mm from adjacent vertical structure and/or 500mm from adjacent hard surface. Use root barriers where required.

Tag standard trees to easily identify during annual cut.

THE LANDSCAPE SERVICE

Landscape & Garden Design

T: 02381 980022
E: info@thelandscape-service.com
W: www.thelandscape-service.com

Site Address

5 Seafield Road
Southbourne, Bournemouth,
BH6 3JE

Drawing Title

Landscape Plan

Drawing Number

524 - 1 - R3

Date

10.06.2026

Scale

1:100 @ A1

This page is intentionally left blank



Planning Committee

Application Address	44 Minterne Road Christchurch BH23 3LE
Proposal	Variation of condition 3 (Approved Plans) and condition 5 (Obscure Glazing of Windows – No Further Windows) of planning permission 8/24/0318/HOU (Alterations and remodel of the existing dwelling inclusive of demolition of the existing garage, single storey rear and side extension and creation of first floor accommodation) to reduce the size of the side extension; reduce the size of the dormer; amendments to fenestration and external facing materials, additional rooflights on NW and SE elevation.
Application Number	P/26/01738/CONDR
Applicant	Mr Michal Lydka
Agent	Mr Michal Lydka
Ward and Ward Member(s)	Mundeford, Stanpit & West Highcliffe Cllr Lesley Dedman Cllr Paul Hilliard
Report status	Public
Meeting date	25 June 2026
Summary of Recommendation	Grant in accordance with the details set out below
Reason for Referral to Planning Committee	Applicant is a direct family member (spouse) of an Officer working within the planning section.
Case Officer	Charlotte Haines
Is the Proposal EIA Development?	No

Description of Proposal

1. This application is made under section 73A for a minor amendment to planning permission 8/24/0318/HOU granted on 30th September 2024 for alterations and remodel of the existing dwelling inclusive of demolition of the existing garage, single storey rear and side extension and creation of first floor accommodation.
2. The current application seeks to vary condition 3 to reflect changes to the extensions made during their construction. The main changes involve the reduction in the size of the side extension;

reduction in the size of the dormer; amendments to fenestration and external facing materials and introduction of additional rooflights on North West and Southeast elevations. It was observed during the site visit that the alterations and extensions to the property were nearing completion and thus this application seeks to regularise the changes made during the construction. Although the proposal is retrospective, this does not have a bearing on the decision.

Description of Site and Surroundings

3. The application site lies within a cul de sac within the residential area of Stanpit. The surrounding area is characterised by a mix of two storey houses and bungalows. Minterne Road is characterised by predominantly detached single storey bungalows and chalet bungalows. These bungalows are varied in terms of scale, design, style and massing.
4. The application site comprised of a hipped roof bungalow and is typical of the surrounding development in the road. The dwelling is set back in its plot with off-road parking.
5. The application site partly falls within future high risk flood zone 3a (2133).

Relevant Planning History

P/25/00365/HOU (appeal)	44 Minterne Road Christchurch BH23 3LE	Bungalow re-modelling. Demolish Garage, erect side & rear extensions, enlarge roof to form first floor accommodation.	Dismissed	14/11/25
P/25/00365/HOU	44 Minterne Road Christchurch BH23 3LE	Bungalow re-modelling. Demolish Garage, erect side & rear extensions, enlarge roof to form first floor accommodation.	Refused	13/05/25
8/24/0720/HOU	44 Minterne Road Christchurch BH23 3LE	Demolition of existing garage. Erection of 2 storey side extension, single storey rear extension & creation of 1st floor accommodation	Refused	20/02/25
8/24/0318/HOU	44 Minterne Road Christchurch BH23 3LE	Alterations and remodel of the existing dwelling inclusive of demolition of the existing garage, single storey rear and side extension and	Granted	30/09/24

		creation of first floor accommodation.		
--	--	--	--	--

Constraints

- Christchurch Town Council Neighbourhood Plan UNADOPTED - 0.00m
- Flood Risk 1 in 1000 - 0.00m
- Flood Risk 1 in 100 - 0.00m
- Flood Risk 1 in 30 - 0.00m
- Flood Zones plus Climate Change - 0.00m
- Strategic Flood Risk - FZ3a Tidal 2133 - 0.00m
- Highways Inspected Network - 5.64m

Public Sector Equalities Duty

6. 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

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

Consultations

9. **Wessex Water** – No comments have been received.
10. **Christchurch Town Council** – No comments have been received.

Representations

11. No third-party representations have been received.

Key Issue(s)

12. The key issues involved with this proposal are:
- The impact upon the character of the area
 - The impact on neighbours' living conditions
 - Flood Risk
 - Parking and Highway Safety
13. These issues will be considered along with other matters relevant to this proposal below.

Policy Context

14. 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 Christchurch and East Dorset Local Plan and saved policies of the Christchurch Local Plan 2001.
15. Christchurch and East Dorset Local Plan Part 1 - Core Strategy 2014
 - KS1 Presumption in favour of sustainable development
 - KS11 Transport and Development
 - KS12 Parking Provision
 - HE2 Design of new development
 - H12 Residential Infill
 - ME6 Flood Management, Mitigation and Defence
16. Saved Policies of the Christchurch Local Plan 2001
 - H12: Residential Infill
17. Supplementary Planning Documents
 - Parking Standards SPD 2022
 - Christchurch Borough-Wide Character Assessment (2003)
18. 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 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.”
 - Section 12 – Achieving well designed places
 - Section 15 - Meeting the challenge of climate change, flooding and coastal change

Planning Assessment

Principle of development

19. The principle of extensions and alterations to the dwelling has already been established through the grant of planning permission 8/24/0318/HOU of which this application seeks to vary condition 3 of which relates to the approved plans. This application and report will deal specifically with the proposed changes to the approved extensions and alterations as shown on the submitted plans.
20. The application is retrospective as the extensions and alterations to the dwelling with these changes has been substantially completed. The retrospective nature of the application is however in itself not a factor which can influence the eventual determination of this proposal.

The Impact upon the Character of the Area

21. The proposed amendments would not significantly alter the character and appearance of the development is approved. The design and composition of materials would still present a contemporary appearance. The proposed changes include a reduction in the size of the fascia of it extends only across half of the front elevation however this would still provide a focal point. Furthermore, the front elevation would have reduced glazing on the within the apex of the gable. The glazing on the front elevation would be mirrored on either side which gives it a balanced appearance.
22. The proposed changes do not alter the overall scale and form of the approved gable roof extension over the dwelling with the ridge and eaves height to remain the same. The side extension and dormer have been reduced in size. The side extension as amended is narrower than the approved extension and has a staggered footprint with the front part of this extension set in. The side extension has also been amended to omit the open sided porch with recessed window and also the doors serving a storeroom. Consequently, the front elevation of the proposed side extension would now be blank. Given this is a single storey side extension which is significantly set back from the front elevation it is not considered that this would have a detrimental impact on the street scene. The proposed Changes do not increase the height of the wrap around rear/side extension, and it would still appear as a single storey side addition that has a subservient relationship with the enlarged dwelling.
23. Whilst the height of the dormer would be slightly increased by 0.2m (20cm), it would still be set down in relation to the ridge height of the enlarged roof over the dwelling. Furthermore, its overall size has been reduced so that it now only extends from a central part of the roof slope and consequently is now set back from the front edge of the roof. Whereas the dormer on the approved scheme spanned the dormer spanned the full length of the roof slope. It is considered that the dormer as revised has an even greater subservience than the approved dormer.
24. The applicant has confirmed that the no changes are proposed to the approved materials for the enlarged dwelling. However, they have the advised that they propose to use charred wood cladding for the dormer and under eaves that would match the colour of roof tiles. Therefore, a condition is recommended requiring the development to be carried out in accordance with the approved external facing materials for the walls and the roof and the now proposed external facing materials for the dormer and under eaves.
25. The proposed changes to the approved development are therefore considered to comply with the test in Policy HE2 to be compatible with or improve its surroundings in its layout; site coverage; architectural style; scale; bulk; height; materials and visual impact

Residential Amenity

26. There are no changes to the scale and form of the gable roof or rear extension. Whilst the proposed side extension and dormer would be slightly increased in height, the scale of these extensions which is a combination of their height and footprint would be reduced.
27. Given the proposed changes would not result in an increase in the scale and form of the approved extensions to the dwelling and in the case of the dormer and side extension would actually be

reduced in scale, it is not considered that the proposed changes would have a greater overbearing or overshadowing impact on the neighbour.

28. The approved side extension was approximately 0.5m from the side boundary with the neighbour at No.46 at its closest point. The proposed changes to the side extension involve an alteration to its footprint so that it is staggered with the front part of the side extension being narrower. Furthermore, the extension as a whole has been brought away from the boundary with the neighbour at No.46. Consequently, the side extension would now be between 1.1m-1.7m metres from the boundary. These distances are shown on the submitted block plan.
29. The approved scheme incorporated a door which led into a utility room. The proposed changes would now introduce a small window serving a bathroom and a further door which would serve as the main entrance door into the property. It is not considered that this would lead to a significant level of overlooking or loss of privacy to No.46 nor would it give rise to any unacceptable overlooking from the neighbour towards the application property despite the presence of windows on the side elevation of this neighbouring property. It is also noted that the existing windows on the side elevation of this neighbouring property are obscure glazed and as such no mutual overlooking would arise between the windows however were these openings to be fitted with clear glazed windows the above assessment would still apply.
30. It was accepted that given the close proximity of the proposed extension to the side elevation of No.46 which has windows serving habitable rooms and its position to the southeast, the approved extension would result in some loss of outlook and light to the habitable rooms of this neighbouring property. Given the greater separation between the side extension and the side elevation of No.46, it is considered that there would be a slight reduction in the loss of outlook and light to the habitable rooms of this neighbouring property. Furthermore, there would be an improved relationship with this neighbour when compared with the approved side extension.
31. The main change on the rear elevation is the provision of two full height windows at first floor each of which would be set behind a Juliet balcony. However, the approved rear elevation had a set of full height window which was set behind a Juliet balcony and also recessed back behind the eaves of the Gable Roof. In contrast, the full height windows and Juliet balcony would be flush with the rear elevation. Given the new position of the windows, this would increase overlooking however the nature of the overlooking would be very oblique and would primarily be across the gardens of the adjacent properties on either side. It is noted that the side elevation of the bungalow and rear extension of No.46 projects beyond the rear elevation of the enlarged property.
32. However, due to the position of the nearest full height window in relation to the side elevation of No.46, any views would be so oblique as to prevent any meaningful views towards this neighbour. The main views would be of their rear garden away from their rear elevation. As such it is not considered that the new position of the first-floor windows would result in any significant increase in overlooking towards this neighbour. The new position of the window would also not be significantly nearer to the rear elevations of the properties behind which front onto Stanpit and as such would not lead to any significant increase in overlooking towards these neighbouring properties.
33. Whilst the proposal would now introduce 2 full height windows, they would both remain behind a balustrade that would prevent any stepping onto a balcony thus avoiding views to either side. It was considered necessary to condition that the first-floor window on the approved scheme remain in its recessed position in order to ensure that the flank walls provide screening that further minimises overlooking. This condition also sought to ensure that no access was given onto the recessed area which sat between the full height window and the balustrade. However, as the proposed changes involve the formation of two windows which would not be in a recessed position behind the edge of the gable roof, this condition is no longer applicable. It's also noted that the proposed changes would be for a Juliet balcony with the balustrade sitting flush in front of the full height windows.
34. However, the full height windows and Juliet balconies shown on the amended scheme would continue to sit slightly above the flat roof of the rear extension. It is therefore considered necessary

to repeat the condition which restricts the flat roof area of the proposed extension from being used as an external balcony terrace or amenity space without the prior benefit of planning permission. This is in the interests of ensuring that there would not be any unacceptable overlooking to neighbouring gardens resulting in loss of privacy and disturbance to the occupiers of these neighbouring properties.

35. The dormer on the roof slope facing towards the neighbour at No.46 has been reduced in scale as it now only projects from the central part of the roof as opposed to along its full span. Therefore, whilst the dormer would be slightly taller, its scale is substantially reduced and as a result would have a lesser impact on this neighbour. The window in the dormer is broadly in the same position and will continue to serve a bathroom and as such can be obscure glazed and hung in such a way as to prevent any overlooking towards No.46. A further roof light is also proposed however this would serve a dressing room which is not habitable space and the submitted elevations show that this roof light would be set no lower than 1.7 metres above finished floor level.
36. No additional ground floor windows are proposed on the side elevation facing towards No.40. The window which would serve a snug/office 2 is the same window that was shown on the approved plans as serving a playroom. This window is broadly consistent with that which is already present on the existing bungalow.
37. The proposed changes also include the replacement of the approved single roof light on the roof slope facing towards No.40 with a double roof light and the addition of a further single roof light. However, it is not considered that this would lead to any additional overlooking because these windows are high level and serve non-habitable rooms as the high-level double roof light sits over the staircase, and the additional roof light would serve a dressing room.
38. A condition was attached to the previous permission requiring the window openings on the side elevations of the enlarged property both in the form of the dormer window and the roof light be obscure glazed to prevent any mutual overlooking between these non-habitable rooms within each of the dwellings. The applicant has confirmed that the roof lights now proposed to serve dressing rooms within bedrooms 1 and 2 would be high level and as such it is not necessary for these to be obscure glazed. A condition is however recommended that requires that the rooflights are high level (1.7m above finished floor level). The applicant has also confirmed that the window within the dormer which serves a bathroom. Would be obscure glazed and non-opening where it is below 1.7 metres above finished floor level. This can also be conditioned.
39. These proposed amendments are not considered to have a significantly greater impact on neighbouring living conditions than the approved development and as such the development is considered to comply with policies HE2 and H12 of the Local Plan.

Flood Risk

40. Local Plan Policy ME6 states; 'all developments (including redevelopments and extensions which require planning permission) can be permitted within areas at risk of flooding they will be required to incorporate appropriate flood resistance and resilience measures as a means of "future proofing" against the effects of climate change.'
41. A condition was attached to the original permission requiring the floor levels of the extension to be the same as the existing dwelling. This was to accord with the Environment Agency's Standing Advice. As the extensions have been substantially completed, it's not considered necessary to reattach this condition.

Parking and Access

42. The extension both as approved and as built does not affect the car parking and access provisions within the site. Whilst the extension is in place of an existing garage that has been demolished as per the approved scheme, it was considered that the driveway and hardstanding to the front provides ample room for 2 parking spaces. Whilst the proposed changes would omit a storage area that could have provided space to provide storage for 4 bicycles, this space was not shown on the

plans as dedicated for bicycle storage and nor was any condition attached to the permission requiring this. Given this and having regard to the fact that there was no secure and covered cycle storage provided within the existing bungalow, it is not considered that the loss of this storage space is an issue.

Biodiversity Net Gain

43. It is considered that the proposal is de minimis as the application seeks to vary a condition attached to a permission granted in respect of a householder application in 2024. Furthermore, in this case, the application is retrospective as the development subject of this application has been substantially completed.

Planning Balance/Conclusion

44. The proposed changes to the design of the dwelling are considered to be acceptable and do not harm the visual amenities of the site or wider street scene. The changes to the scheme are not considered to result in any adverse impact on residential amenities. The changes are therefore compliant with Local Plan policy HE2.

Recommendation

Grant, subject to the following:

Conditions

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

Site, Location & Existing Floor Plans & Elevations – Drawing Number PL JL S1 V1 2024 Rev B received on 16/04/2026

Block Plan – Drawing Number PL JL S1 V1 2024 Rev B received on 16/04/2026

Proposed Ground & First Floor Plans – Drawing Number PL JL S3 V5 2024 Rev A received on 16/04/2026

Proposed Elevations - Drawing Number PL JL S2 V5 2024 Rev A received on 16/04/2026

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

2. The development hereby permitted shall only be constructed of materials the details of which are set out below: -

Walls – White render, Panel timber effect cladding

Roof – Composite Slate

Dormer and under Eaves - Charred Wood Cladding of a similar colour to the external facing materials for the roof

Reason: To safeguard the visual amenities of the locality.

3. Both in the first instance and upon all subsequent occasions the dormer window on the North West elevation shall be glazed with obscure glass which conforms to or exceeds Pilkington Texture Glass Privacy Level 3 and shall either be a fixed light or hung in such a way as to prevent the effect of obscure glazing being negated by reason of overlooking. Furthermore, notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015, or any subsequent re-enactment, no further fenestration shall be installed in the said elevations without express planning permission.

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

4. The base of the proposed roof windows on the North West and South East elevations shall not be installed lower than a minimum of 1.7 metres above the internal floor level of the room That they serve. and once installed shall thereafter at all times shall be retained.

Reason: To preserve the residential amenities of nearby residential properties.

5. A fixed balustrade shall be fixed directly in front of the full height windows on the rear elevation which serves a bedroom as shown on approved plan no. PL JL S3 V5 2024 Rev A and thereafter the windows and balustrade shall be retained at all times in the specified position. The adjacent flat roof area over the approved extension shall not be used at any time as a balcony or sitting out area/amenity space.

Reason: To preserve the amenity and privacy of the adjoining properties

Informatives

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

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

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

Based on the information provided, this application would not require the approval of a biodiversity gain plan before development can be begun because the statutory biodiversity gain condition does not apply in relation to development that is the subject of a householder application within the meaning of Article 2(l) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Background Documents:

P/26/01738/CONDR

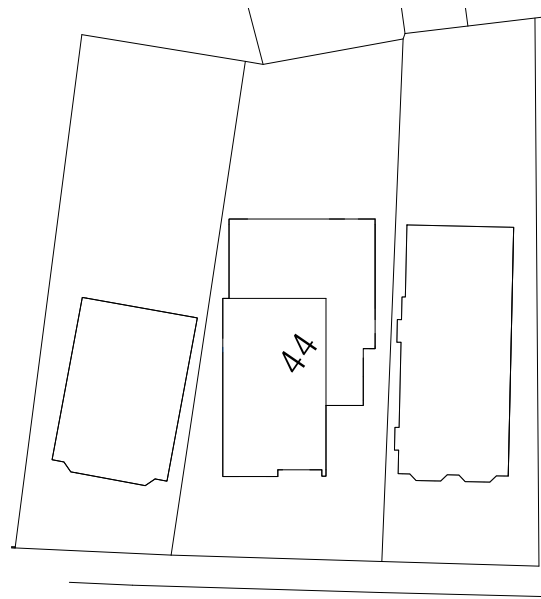
Documents uploaded to that part of the Council's website that is publicly accessible and specifically relates to the application the subject of this report including all related consultation responses, representations and documents submitted by the applicant in respect of the application.

Notes.

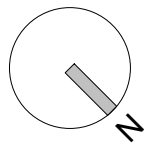
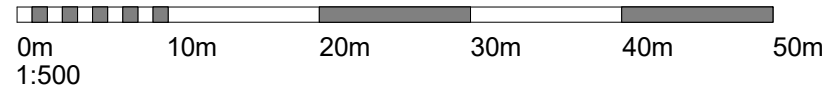
This excludes all documents which are considered to contain exempt information for the purposes of Schedule 12A Local Government Act 1972.

Reference to published works is not included.

This page is intentionally left blank



Block Plan



Site Plan

1 : 200



Jeremy Harvey Isaacs Architect

www.jeremyisaacs.co.uk
Use figured dimensions only

mail@jeremyisaacs.co.uk
This drawing is copyright ©

Rev	Description	Date
B	Revised scheme	03 03 26
A	Revised	20 04 24

Mr & Mrs Lydka
44 Minterne Road
Christchurch, BH23 3LE

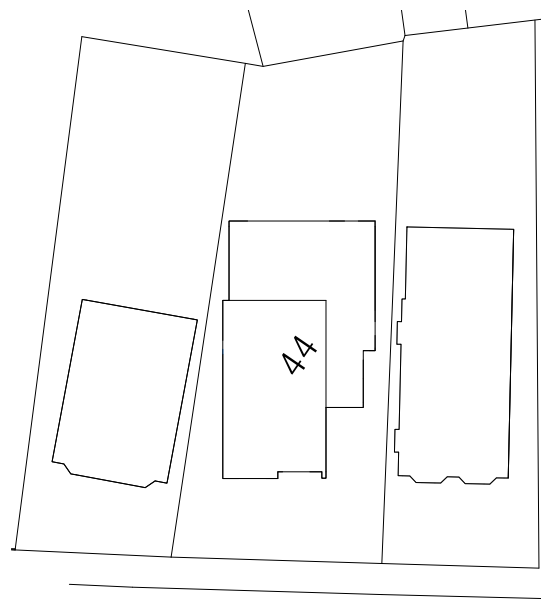
Block Plan

PL JL S1 V1 2024 B

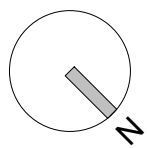
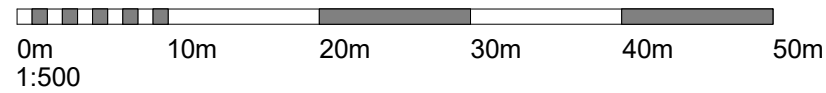
Project number 207
Date 03/03/2026

Scale: As indicated @ A3

This page is intentionally left blank

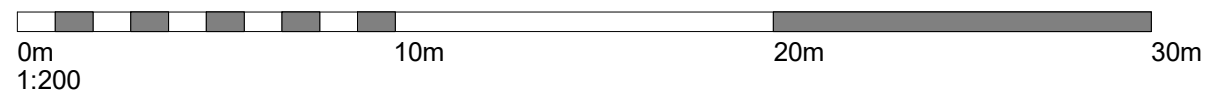


Block Plan



Site Plan

1 : 200



Jeremy Harvey Isaacs Architect

www.jeremyisaacs.co.uk
Use figured dimensions only

mail@jeremyisaacs.co.uk
This drawing is copyright ©

Rev	Description	Date
B	Revised scheme	03 03 26
A	Revised	20 04 24

Mr & Mrs Lydka
44 Minterne Road
Christchurch, BH23 3LE

Block Plan

PL JL S1 V1 2024 B

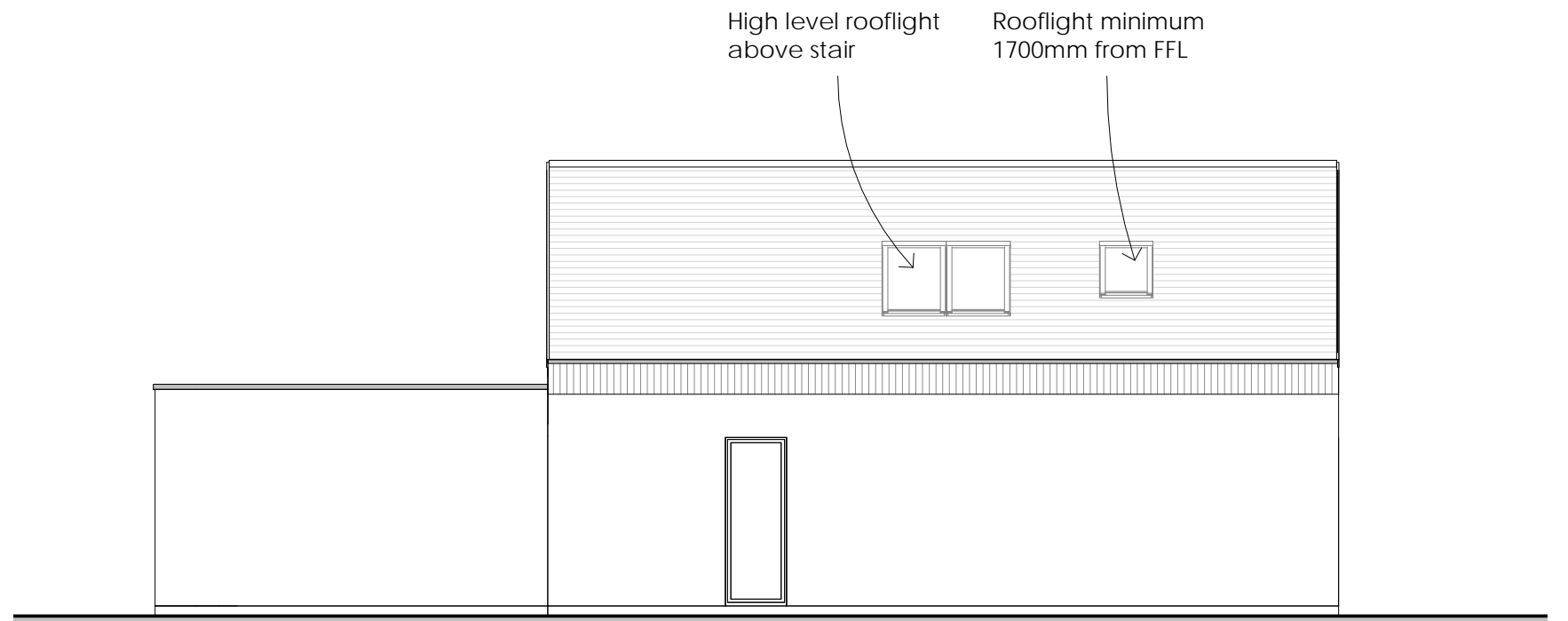
Project number 207
Date 03/03/2026

Scale: As indicated @ A3

This page is intentionally left blank

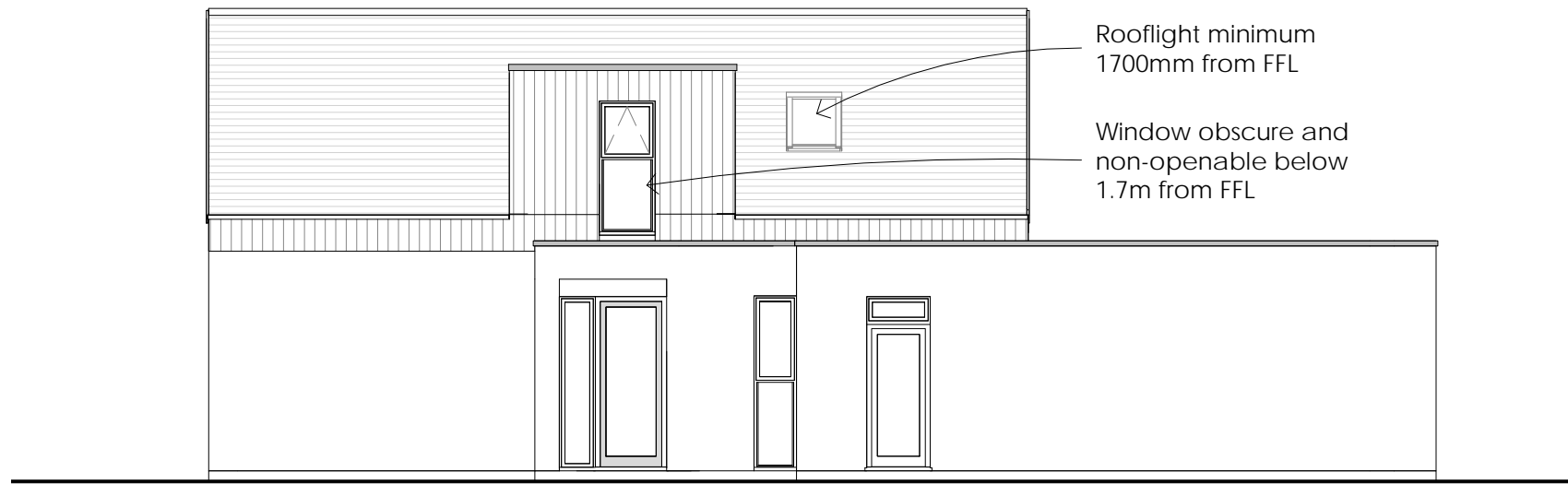


North East Elevation (Front)



South East Elevation

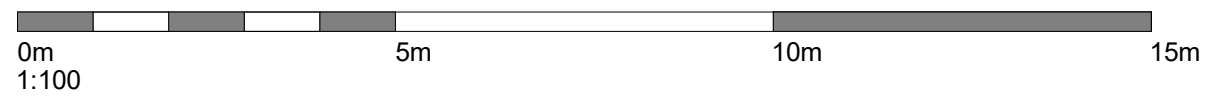
73



North West Elevation



South West Elevation (Rear)



Jeremy Harvey Isaacs Architect

www.jeremyisaacs.co.uk
Use figured dimensions only

mail@jeremyisaacs.co.uk
This drawing is copyright ©

Rev	Description	Date
A	Revised scheme	03 03 26

Mr & Mrs Lydka
44 Minterne Road
Christchurch, BH23 3LE

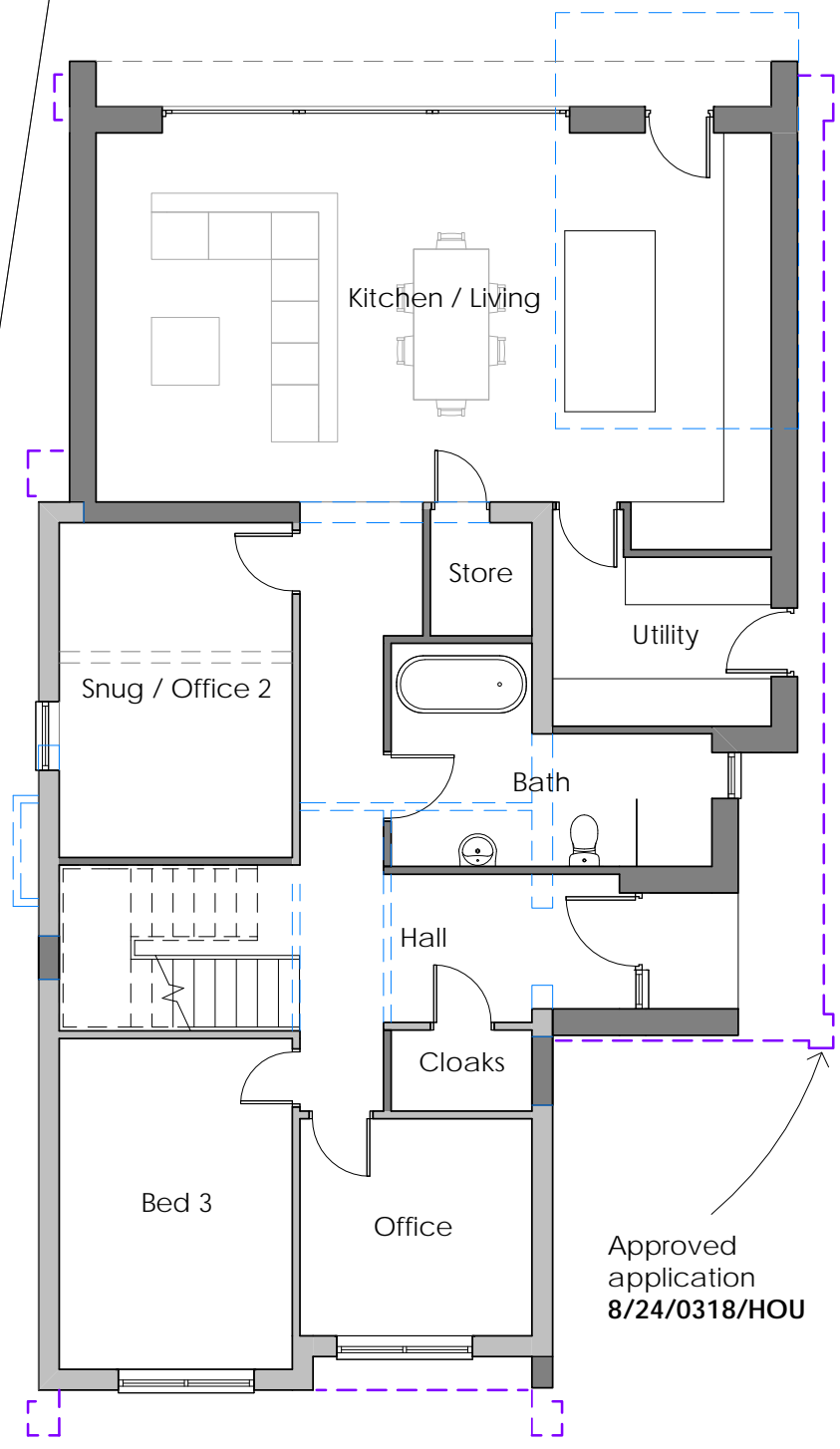
Proposed Elevations **PL JL S2 V5 2024 A**

Project number 207
Date 03/03/2026 Scale: 1 : 100 @ A3

This page is intentionally left blank

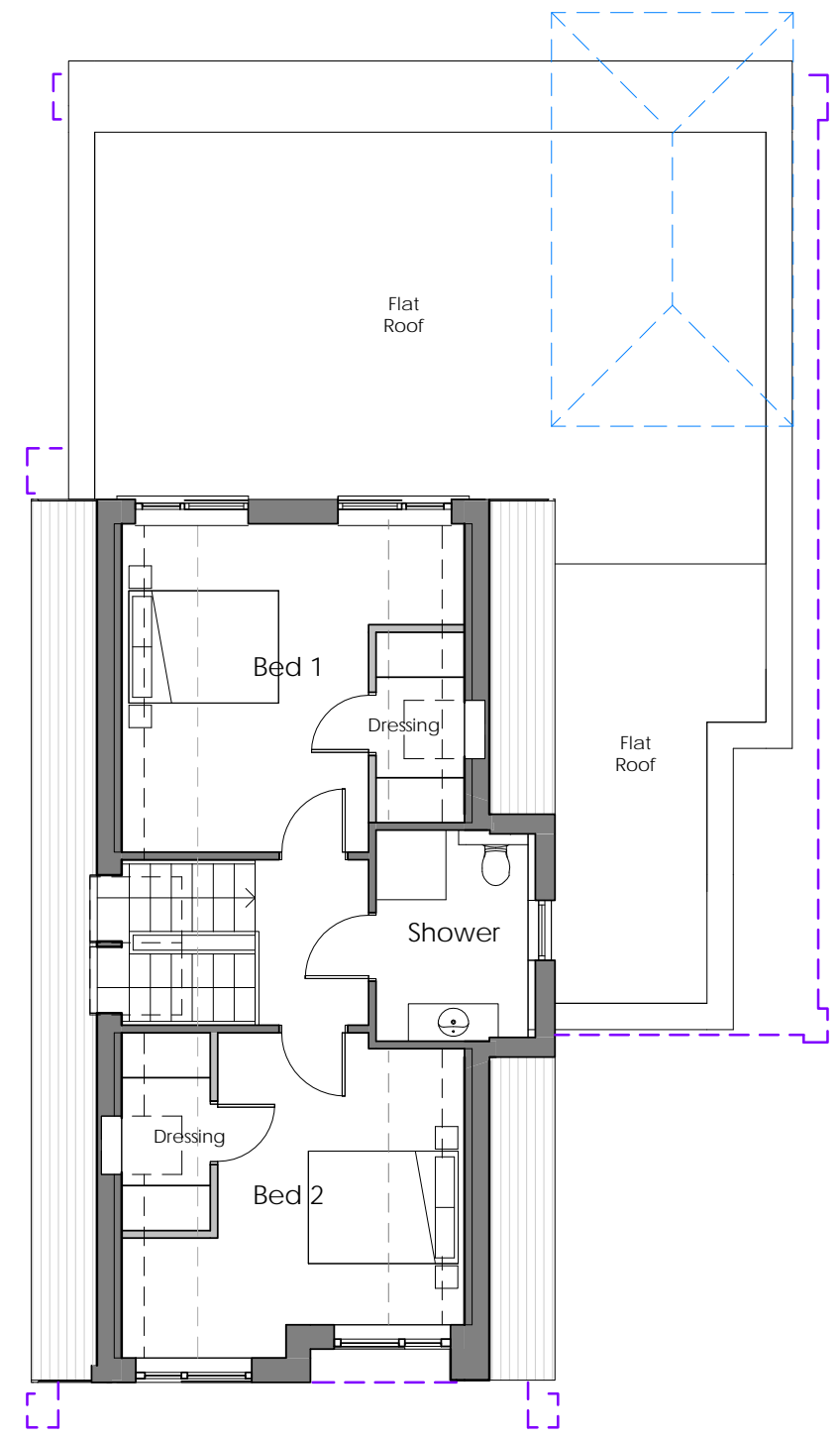
Key:
 Existing
 Proposed
 Demolished

Approved application
 8/24/0318/HOU

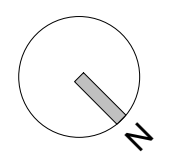
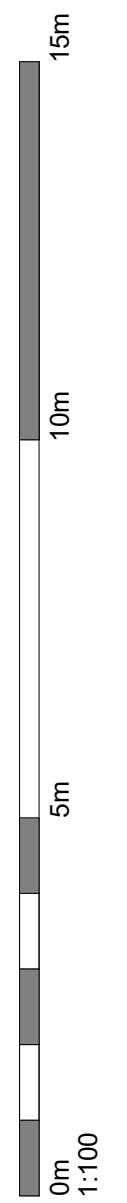


Ground Floor

Approved application
 8/24/0318/HOU



First Floor



Jeremy Harvey Isaacs Architect

www.jeremyisaacs.co.uk
 Use figured dimensions only

mail@jeremyisaacs.co.uk
 This drawing is copyright ©

Rev	Description	Date
B	Revised scheme	03 03 26
A	Revised	20 04 24

Mr & Mrs Lydka
 44 Minterne Road
 Christchurch, BH23 3LE

Proposed Plans

PL JL S3 V5 2024 B

Project number 207
 Date 03/03/2026

Scale: 1 : 100 @ A3

This page is intentionally left blank



Planning Committee

Application Address	46 South Road, Bournemouth, BH1 4PA
Proposal	Retrospective application for the erection of a single storey, lean-to timber structure to cover the existing rear patio area.
Application Number	P/26/02127/HOU
Applicant	Fabiola Mengotti
Agent	N/A
Ward and Ward Member(s)	East Cliff & Springbourne: Cllr Sara Armstrong, Cllr Anne Filer Cllr Anne-Marie Moriarty
Report Status	Public
Meeting Date	25 June 2026
Summary of Recommendation	Grant in accordance with the details set out below for the reasons as set out in the report / Refuse for the reason(s) set out below
Reason for Referral to Planning Committee	The applicant is an employee of BCP Council.
Case Officer	George Sanders
Is the proposal EIA Development?	No
For the purposes of the Conservation of Habitats and Species Regulations 2017 has the application been subject to an appropriate assessment	No

Description of Proposal

1. The proposal is a retrospective application for the erection of a single storey, lean-to timber structure to cover the existing rear patio area.

Description of Site and Surroundings

2. South Road is a residential street within the Springbourne area of Bournemouth. Number 46 is a terraced dwellinghouse, with the rear elevation and garden backing onto Grantham Road.

Relevant Planning History:

3. There is no relevant planning history.

Constraints

4. There are no relevant site constraints.

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

Consultations

6. No consultations were required.

Representations

7. Site notices were displayed on the 28th May 2026. No representations were received.

Key Issue(s)

8. The key issues involved with this proposal are:
 - a. The impact on the design, character and appearance of the area.
 - b. The impact on neighbouring residential amenity.
 - c. The impact on BNG
9. These issues will be considered along with other matters relevant to this proposal below.

Policy context

10. 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 of the following policies.

Bournemouth Core Strategy (2012)

CS30: Promoting Green Infrastructure
CS41: Design Quality”

Supplementary Planning Guidance

Residential Extensions: A Design Guide for Householders (2008)

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

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

Design, Character and Appearance of the Area

11. This retrospective planning application is for a small rear extension to 46 South Road. This extension is constructed primarily of uPVC and features a patio door to provide access into the garden. It infills the space between the “L” shape design of the rear elevation of the dwellinghouse and extends into the garden as far as an existing part of the dwelling into the garden, protruding around 4.5m alongside it.
12. Parts of the extension are visible from Grantham Road, albeit just the roofscape as the rest is screened by the existing rear garden boundary treatments and other garden structures and extensions along the road. Therefore, it would have minimal visual impact on the design, character and appearance of the wider area.
13. In terms of the visual impacts on the dwellinghouse itself, the design and use of materials is slightly unusual in that whilst UPVC is not an alien material, it is rare to find it used to the same extent and design as a primary material. The roofscape is built with a shallow fall to allow for drainage. To harmonise the extension with the existing single storey lean to extension, the applicant has provided amended plans showing the existing lean to be clad in the same UPVC material to its rear elevation This is considered to result in a more harmonious relationship.
14. The proposal is a modest infill which is not particularly visible from the highway or neighbouring dwellinghouses. The footprint and height of the structure are subservient to the existing dwellinghouse and the roofscape and bulk does not dominate the elevation. The harm caused to the design, character and appearance would be a minor incremental change on the area which already has a plethora of rear extensions and boundary treatments. Therefore, the proposal is compliant with the Residential Design Guide (2008) and Policy CS41 of the Core Strategy (2012) with regards to the impacts on the design, character and appearance of the area.

Neighbouring Residential Amenity

15. Number 44 South Road is not impacted as the rear extension is completely screened by the existing rear extension and the proposed roofscape does not protrude above this.
16. Number 48 to the east of the dwellinghouse has a facing elevation to the extension, and due to the "L" shape design of the dwellings in this location, would also have a rear facing window impacted. There is a singular side facing window impacted as well.
17. In terms of the side facing window, there is sufficient distance between this window and the extension as to not cause any impacts regarding overshadowing or looming. The single storey nature of the proposal means it only extends a small distance above the existing boundary fence. The proposal would therefore not have any significant impact on this window.
18. With regards to the rear elevation window, which is closest to the extension, the applicant has provided 45-degree guidelines as per the Residential Design Guide (2008) requirements when assessing neighbouring amenity. Although it does intersect in plan, the single storey nature of the proposal means the lines do not intersect the extension in elevation. Therefore, the impact on this window is acceptable.
19. Overall, the proposal, in terms of impacts on neighbouring amenity, is compliant with the Residential Design Guide (2008) and Policy CS41 of the Core Strategy (2012).

BNG

20. 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 CS30 – biodiversity and geodiversity, sets out policy requirements for the protection and where possible, a net gain in biodiversity. In addition, a 10% biodiversity net gain (BNG) is required as per the Environment Act 2021 though exemptions apply. This proposal is exempt as it is a householder application.

Planning Balance / Conclusion

21. The proposal is for a modest single-storey extension. Amendments have been made which would allow it to integrate more successfully with the host dwelling whilst it would not be readily visible from the public viewpoints. The proposal would have an impact on the adjoining property to this side (no.48), but these impacts are limited and acceptable. For these reasons, the proposal complies with policy CS41 and is recommended for approval.

Recommendation

GRANT permission for the reasons as set out in this report subject to the following 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:
 - a. 100 Location & Site Plans
 - b. 101 Existing Floor Plans

- c. 102 Rev A Existing Elevations
- d. 201 Proposed Floor Plans
- e. 202 Rev A Proposed Elevations

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

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

Reason: To safeguard the visual amenities of the locality.

Informatives

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

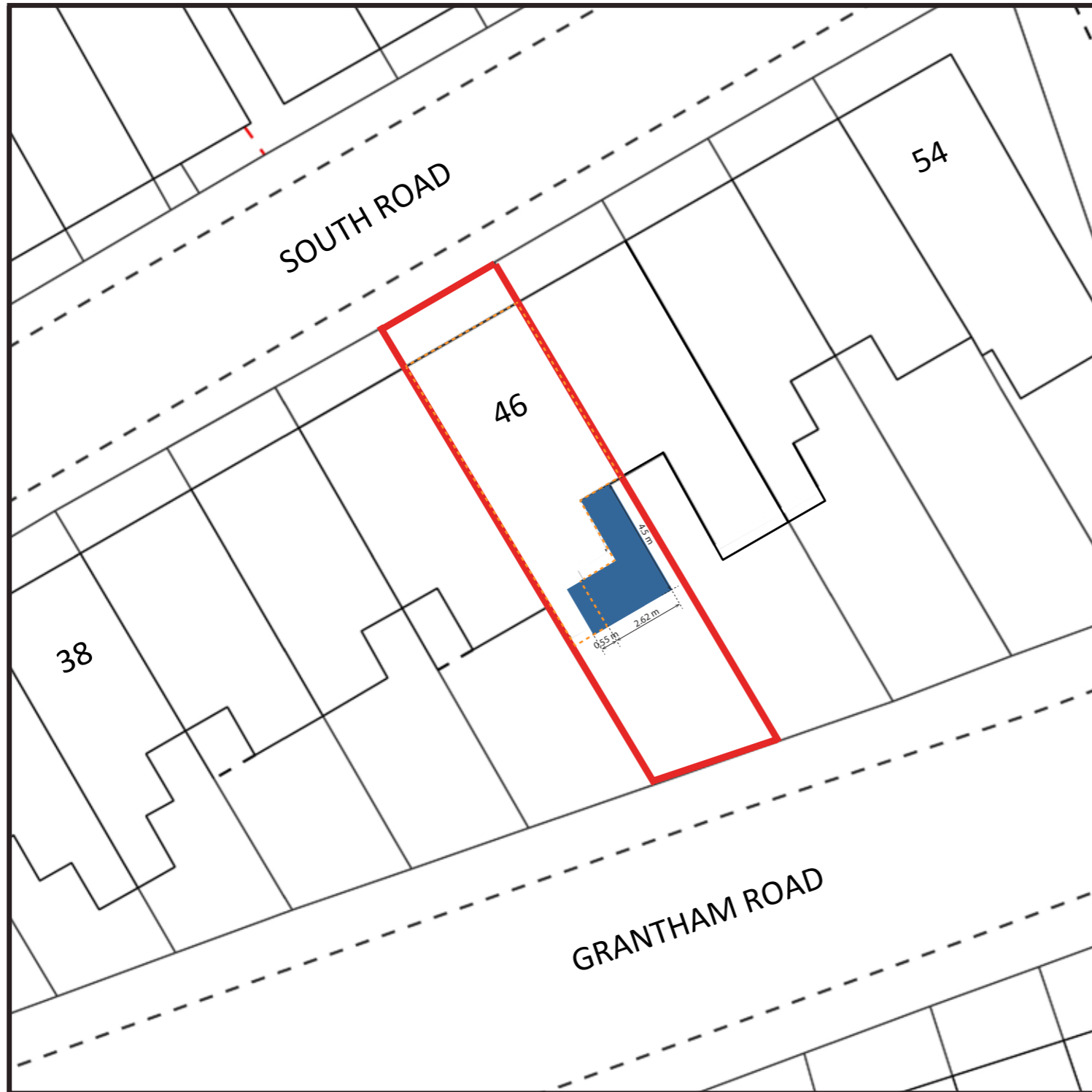
Based on the information provided, this application would not require the approval of a biodiversity gain plan before development can be begun because the statutory biodiversity gain condition does not apply in relation to development that is the subject of a householder application within the meaning of Article 2(l) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

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.

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. 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.

This page is intentionally left blank



SITE PLAN
1:200

EXISTING HOUSE

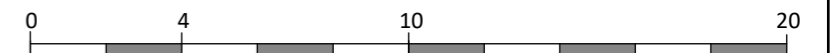
PROPOSED ENCLOSED PATIO - TIMBER STRUCTURE



LOCATION PLAN
1:1250

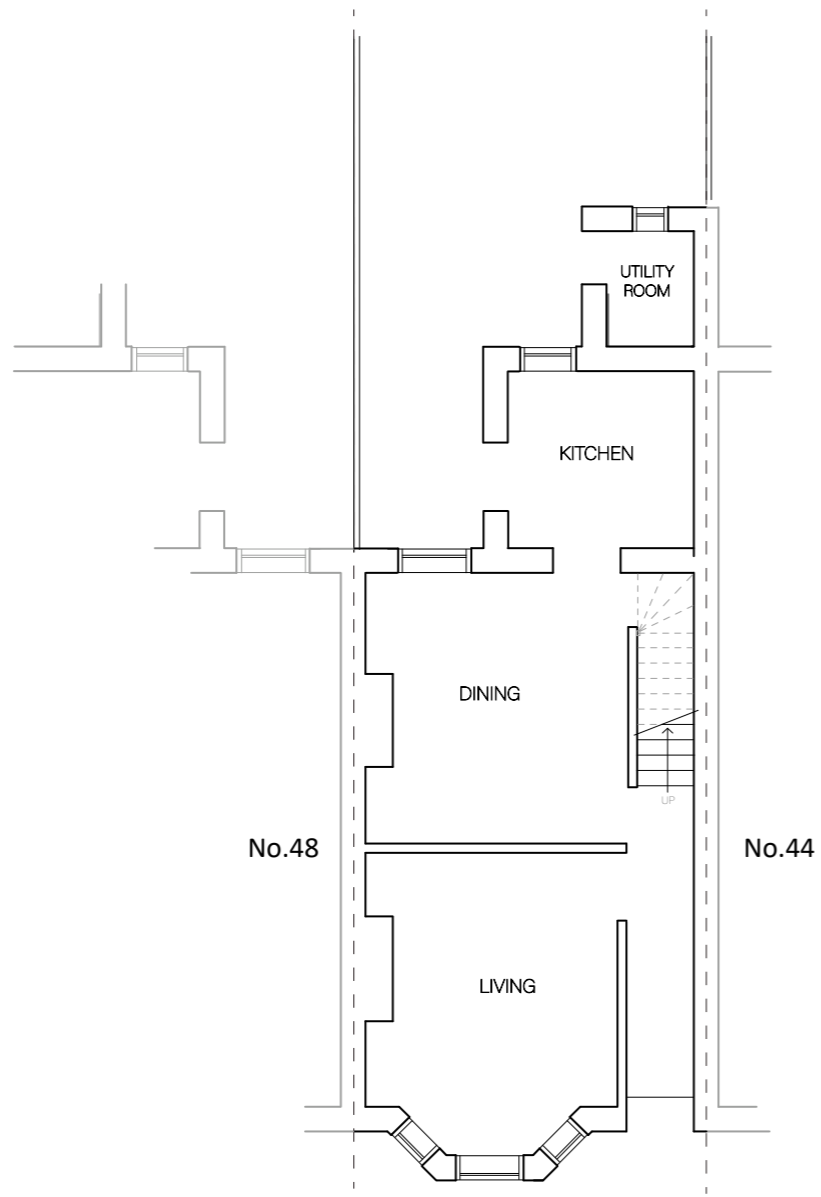


SCALE 1:1250 @ A3

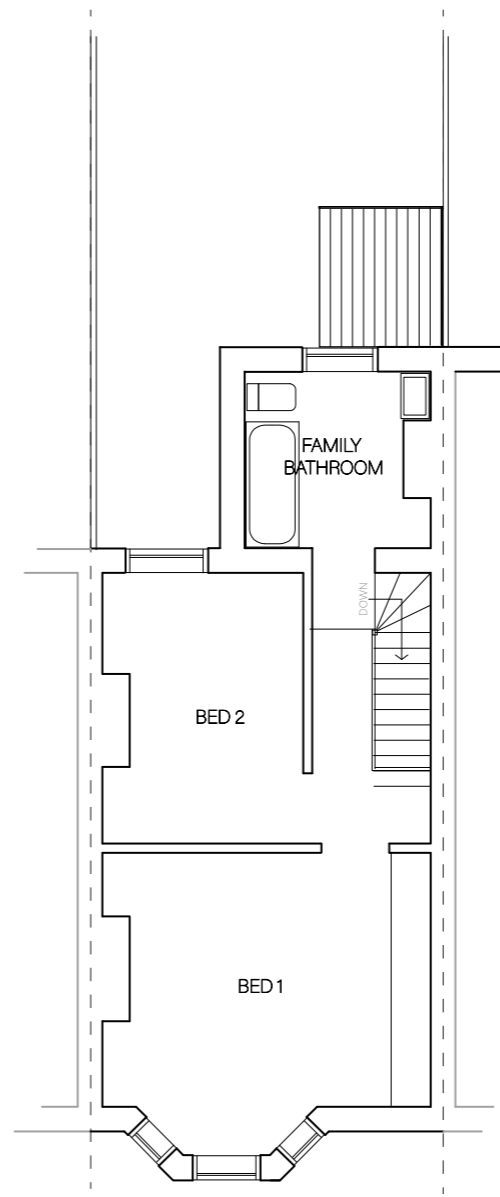


SCALE 1:200 @ A3

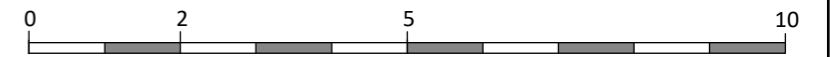
This page is intentionally left blank



GROUND FLOOR PLAN
AS EXISTING



FIRST FLOOR PLAN
AS EXISTING



SCALE 1:100 @ A3

This page is intentionally left blank



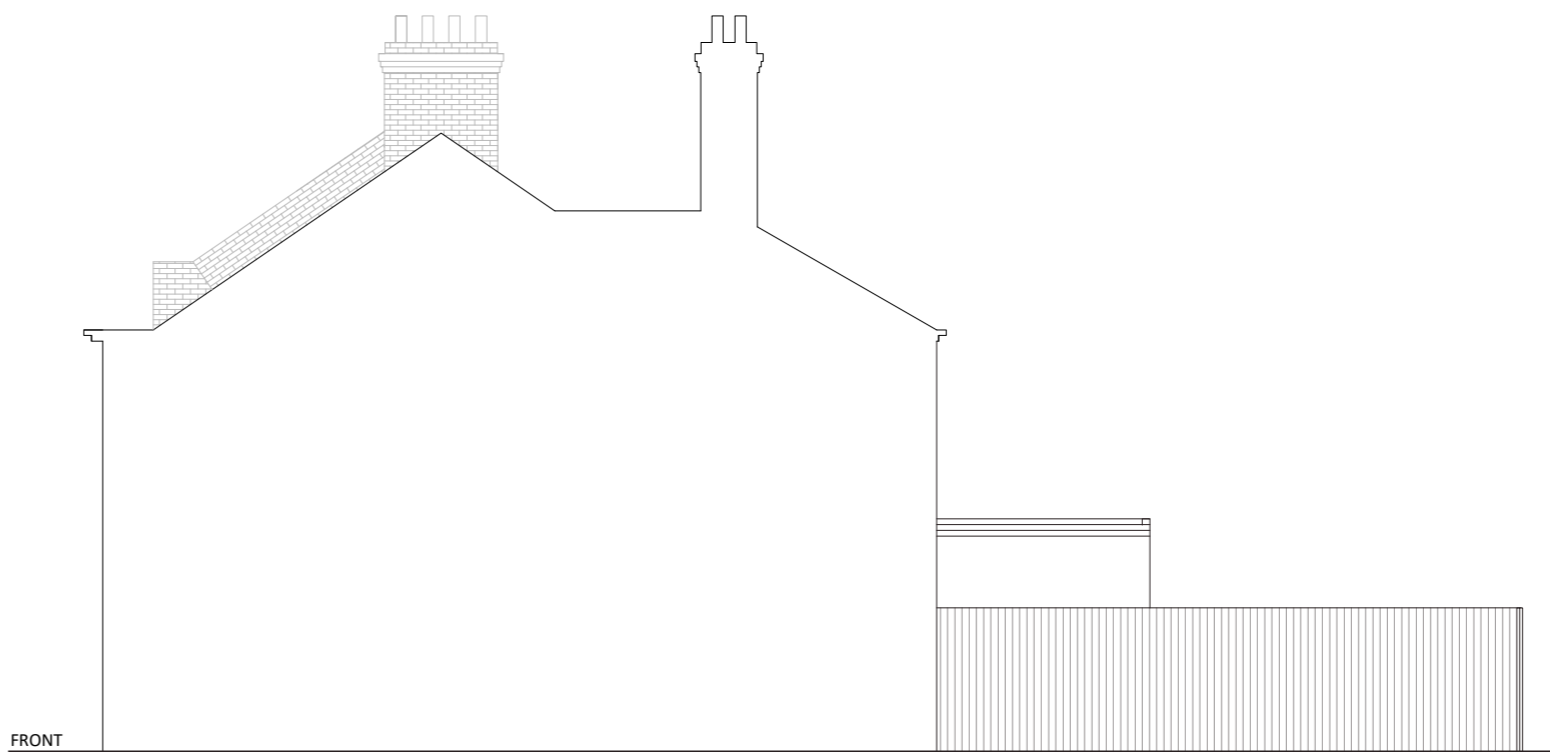
FRONT ELEVATION (NW)
AS EXISTING



SIDE ELEVATION (SW)
AS EXISTING



REAR ELEVATION (SE)
AS EXISTING



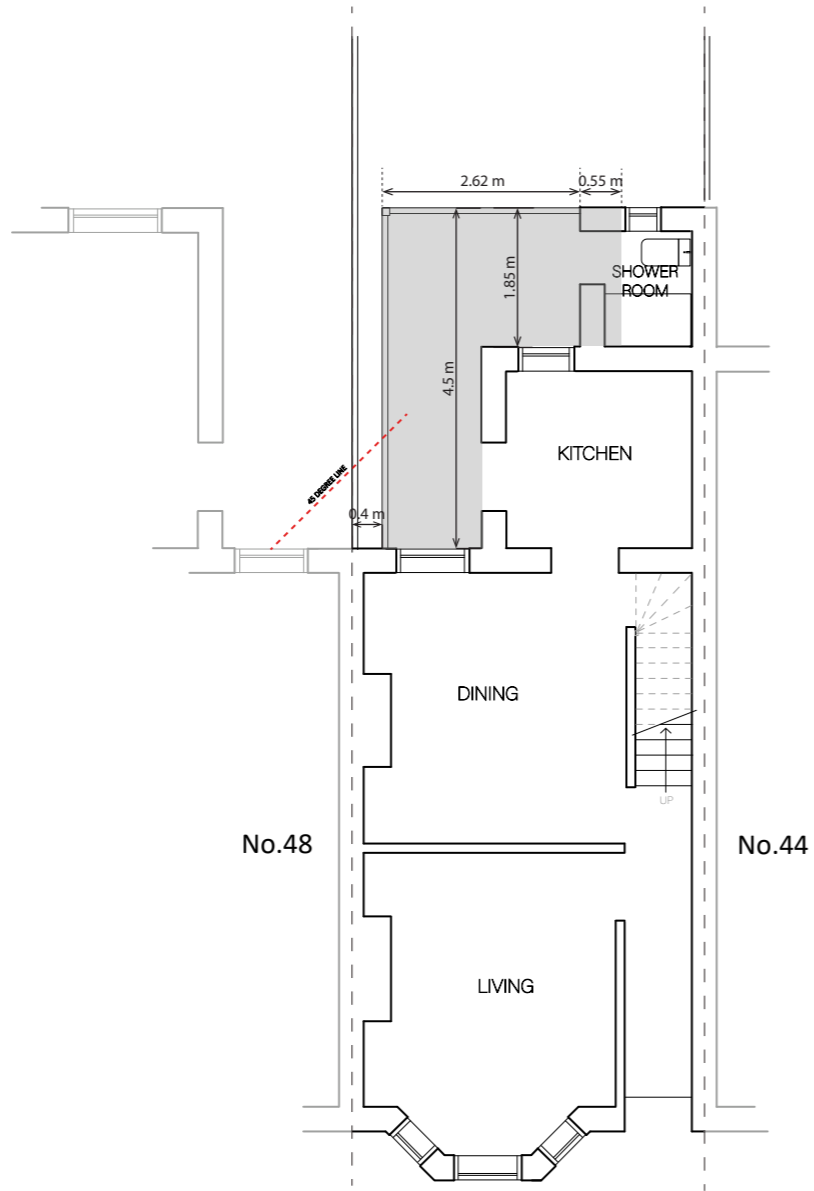
SIDE ELEVATION (NE)
AS EXISTING



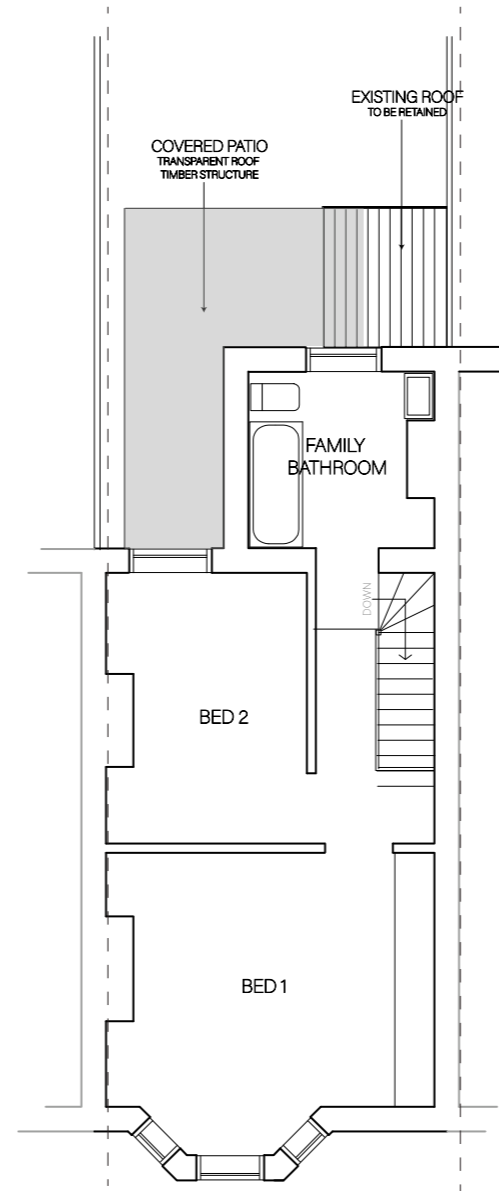
SCALE 1:100 @ A3

87

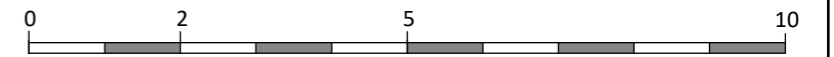
This page is intentionally left blank



GROUND FLOOR PLAN
AS PROPOSED



FIRST FLOOR PLAN
AS PROPOSED

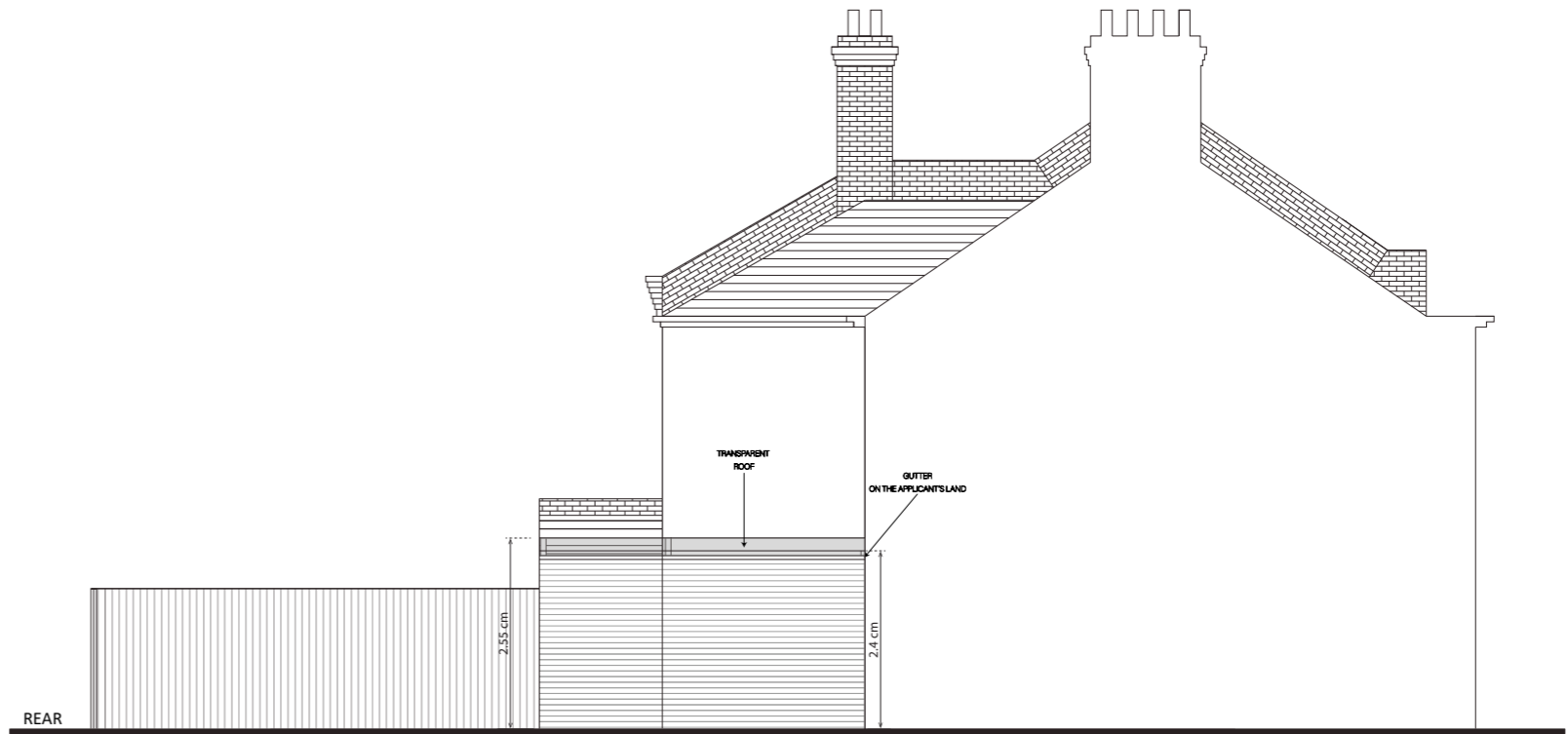


SCALE 1:100 @ A3

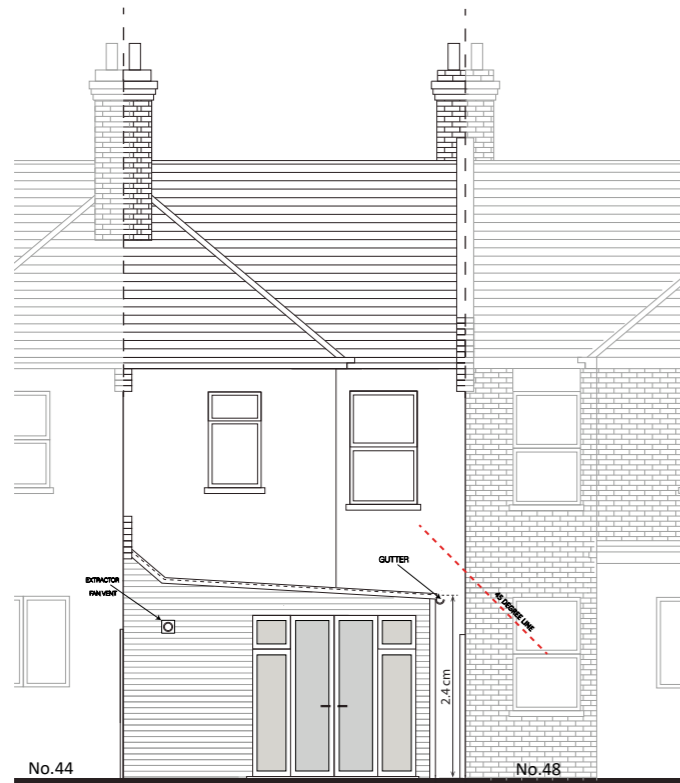
This page is intentionally left blank



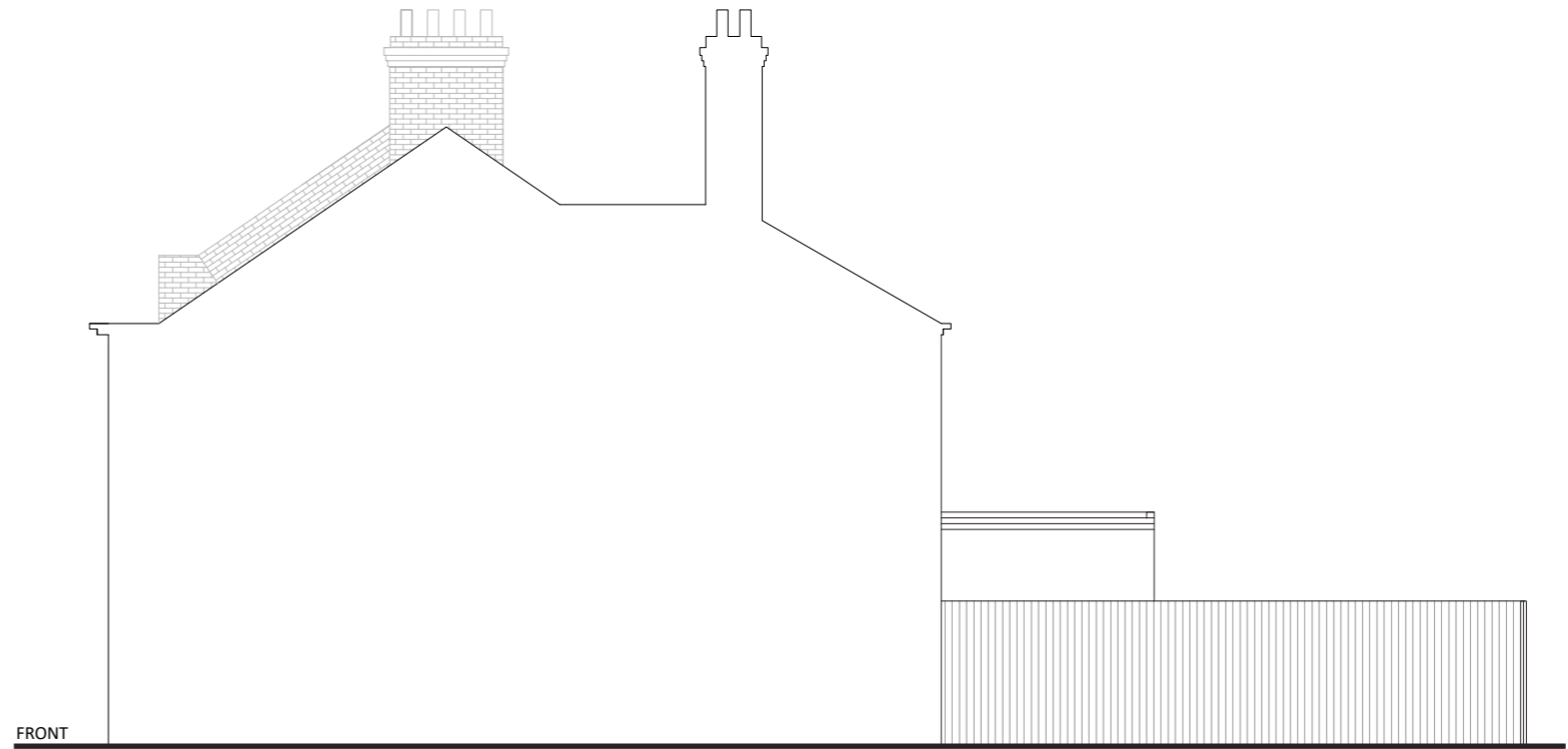
FRONT ELEVATION (NW)
(NO ALTERATIONS PROPOSED)



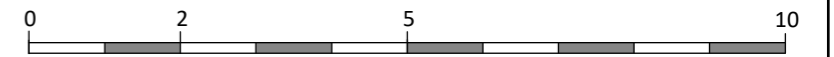
SIDE ELEVATION (SW)
AS PROPOSED



REAR ELEVATION (SE)
AS PROPOSED



SIDE ELEVATION (NE)
AS PROPOSED



SCALE 1:100 @ A3

This page is intentionally left blank

WESTERN/EASTERN PLANNING COMMITTEE
11 June/25 June 2026



Report subject	Appeals Report
Meeting dates	11 June / 25 June 2026
Status	Public Report
Executive summary	This report updates members of the planning committee on the Local Planning authority's Appeal performance over the stated period
Recommendations	<p>It is RECOMMENDED that:</p> <p>The planning committee notes the contents of this report.</p>
Reason for recommendations	The content of this report is for information only.

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

Background

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

Appeals Performance

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

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

Proxy assessment period April 2023 –March 2025²	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)	185	4	2.2	3.2
Total County Matters ⁵ (SPS2)	0	0	0	0.7

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)	4,501	84	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 26	3	0	3	0%	0
February 26	3	2	5	40%	0
March 26	2	2	4	50%	0
April 26	4	3	7	42%	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.

(28th 04)

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	8 Sandy Lane, Christchurch, BH23 2NU – P/25/0412/HOU
Proposal	Second storey side extension, raising roof height by 1.4m with addition of two dormers to the front and rear elevations.
Committee overturn	No
Main issues	Character and appearance of the area
Why allowed	No. 8 sits on Sandy Lane, a 20th-century cul-de-sac characterised by varied building styles with no consistent architectural identity. The property currently appears visually unbalanced, with a prominent one-and-a-half-storey gabled element projecting forward from what is otherwise a single-storey form, an effect heightened by the nearby two-storey No. 6, which sits close to the boundary and is clearly visible from the street. In this context, the proposed alterations—including raising the roof profile, adding dormer windows, and other changes—are considered acceptable and in keeping with the street scene, despite the substantial scale of the southern dormer, as it would be set back and use materials matching the existing building. Rear alterations, though larger in mass, are mostly out of public view and are also judged appropriate within their setting.

address	6 Horsa Close, Bournemouth, BH6 3AW – P/25/02228/FUL
----------------	--

Proposal	Plot subdivision and erection of detached dwelling with associated access and parking
Committee overturn	No
Main issues	Effect of development upon highway safety
Why allowed	The site lies at the end of Horsa Close, a narrow cul-de-sac serving seven homes, and national policy states development should only be refused on highway grounds if safety would be unacceptably affected. The Council's refusal relies on concerns from the Local Highway Authority about the road's width and surface, both of which are existing constraints rather than impacts of the proposal. The development would increase traffic movements only marginally (around 14%), equating to a change from one vehicle every 26 minutes to one every 23 minutes, which is not considered material. The road's substandard surface is not judged a safety issue and falls outside the authority's responsibility, while its narrow width, although limiting two-way flow, operates safely in practice due to low speeds, limited use, and driver awareness, supported by an absence of recorded accidents since at least 1999. Overall, the small increase in traffic and site conditions would not result in an unacceptable impact on highway safety.

address	25 Meadow View Road, Bournemouth, BH11 9RD P/25/01946/HOU
Proposal	Removal of garage and store, side and rear extensions to include formation of lower ground floor level, roof lights and Juliet balcony
Committee overturn	No
Main issues	the character and appearance of the area; and the living conditions of the occupiers of the neighbouring property, having regard to outlook and light.
Why allowed	Meadow View Road is characterised by modest single-storey bungalows of consistent scale, and although the appeal property is in a prominent position, the proposed side extension would remain subordinate and in keeping with the street pattern. The rear extension, while larger, would have limited public visibility, and the altered roof design would not appear overly prominent. Overall, the proposal is considered to preserve the character and appearance of the area and comply with relevant policy.

	<p>The appeal property sits slightly higher than No. 23, with a rear garden that slopes downward, and No. 23 includes a detached garage along the shared boundary. The neighbouring property has limited direct views of the appeal site, with its rear window largely facing the garage and its conservatory and patio enclosed by existing structures, creating an already confined environment. Although the proposed extension would project significantly and sit close to the boundary, it would be viewed within the context of this existing enclosure and would not materially increase the sense of confinement or harm outlook from key habitable areas. The orientation and existing built form would also limit overshadowing, with no significant loss of daylight or sunlight identified. Furthermore, No. 23 benefits from a large rear garden beyond this enclosed area that would remain unaffected. Overall, the proposal would not cause unacceptable harm to the living conditions of the neighbouring occupiers and complies with Policy CS41.</p>
--	--

List of live appeals

Appendix 1 provides a list of current appeals.

Options Appraisal

9. No options to consider.

Summary of financial implications

10. There are no financial implications as a direct result of this report.
11. However, it should be reminded that the Council can be subject to 'costs'⁶ if the Council were found to be behaving 'unreasonably'. Such 'unreasonable' behaviour includes procedural (relating to the process) and substantive (relating to the issues arising from the merits of the appeal) matters. Examples of unreasonable behaviour include⁷;
 - a. 'preventing or delaying development which should clearly be permitted, having regard to its accordance with the development plan, national policy and any other material considerations'
 - b. not determining similar cases in a consistent manner
 - 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

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

⁷ [Appeals - GOV.UK](#)

Summary of legal implications

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

Summary of human resources implications

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

Summary of sustainability impact

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

Summary of public health implications

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

Summary of risk assessment

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

Background papers

Published appeal statistics and appeal decisions

Criteria Document 2024

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

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

Appendices

Appendix 1 – list of outstanding appeals.

Appendix 1:

WR: Written Representations

SF: Shopfront Fast Track

HH: Householder

IN: Public inquiry

Appeal number	Location	Proposal	Method
TP/24/00278/X	21A Bury Road Poole BH13 7DE	T1- Maritime Pine- Fell- Tree is a poor specimen that is leaning over boundary. Tree has recently had a branch failure. Due to lack of suitable pruning points tree should be removed. T2- Scots Pine- Fell-Tree is a poor specimen which is leaning into neighbouring cypress tree. Tree is causing damage to surrounding tree. T2 has a low future retention. T3- Monterey Pine- Reduce selected branches by 4m. With the removal of T1 over extended branches could fail due to less protection from the wind. Work will not be detrimental to the health of the tree.	TRF
P/26/00485/CLP	50 Feversham Avenue Bournemouth BH8 9NL	Lawful Development Certificate for raising of eastern fencing and boundary treatments	WR
P/26/00392/HOU	Amberwood Cottage St Catherines Hill Lane Christchurch BH23 2NL	Demolish existing conservatory and erect a single storey side extension	WR
P/26/00732/CLP	19A Selwood Park Weymans Avenue Bournemouth BH10 7JU	Lawful Development Certificate for proposed erection of a single-storey conservatory.	WR
P/26/00764/HOU	50 Somerley Road, Bournemouth, Dorset, BH9 1EN	Retrospective consent for the erection of a single-storey ancillary outbuilding within the residential curtilage	HH
P/25/02922/HOU	3-5 Bridge Street Christchurch BH23 1DY	Retention and maintenance of garden shed within curtilage (retrospective)	HH
P/26/01417/HOU	2 Clarence Road, Poole, BH14 8AX	Rear single-storey infill extension and a loft conversion with rear dormer and velux window to the front.	HH
P/26/01143/CONDR	Land Rear of 21-27 Brixey Road Poole BH12 3PB	sever the land and erect 3 x dwellings with associated access and parking, including enabling partial demolition works to No 25 Brixey Road, without complying with condition no 2 attached to planning permission reference P/25/04203/FUL, dated 2nd February 2026.	WR

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.	TRF
APP/23/01397/P	6 Pinewood Road, Poole, BH13 6JS	Outline application to demolish existing bungalow and garage. Construct 3 houses.	WR
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	WR
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.	WR
7-2024-23085-I	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	WR
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.	WR
8/23/0675/CLE	The Barn 41A Burley Road Christchurch BH23 7AJ	Application for a Lawful Development Certificate for an existing conservatory to the West Elevation.	WR
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.	WR
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	WR
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.	WR
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	WR

		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.	
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.	WR
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	WR
7-2025-26319-D	1 Tasso Riverbank 40 1 Wick Lane Bournemouth BH6 4JX	T1 -Monterey Pine - Fell to ground level	HR
P/25/00095/FUL	243 Ashley Road Poole BH14 9DU	Conversion of part of the ground floor into a residential studio flat together with alterations in the form of the reinstallation of two obscure glazed rooflights. A new door and a new additional window in the west elevation. Creation of a communal roof garden.	WR
C/2023/1513	22 Stafford Road Bournemouth BH1 1JH	Description - Former 8 bed HMO converted into 6 flats, permission approved for only 4 flats.	WR
P/25/00728/FUL	The Lodge 2A Burton Road Poole BH13 6DU	Replacement dwelling with associated parking and access	WR
P/25/01995/HOU	34 Sopers Lane Poole BH17 7ES	Proposed new access and hardstanding driveway, dropped kerb, proposed boundary fence, retain plant bed and proposed retaining wall.	WR
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.	WR
P/25/03870/FUL	Pavement o/s 15 Holdenhurst Road Bournemouth BH8 8EH	The installation of 1no. BT Street Hub	WR
P/25/03874/FUL	Pavement o/s 405-409 Wimborne Road	The installation of 1no. BT Street Hub and removal of associated BT payphones.	WR

	Bournemouth BH9 2AJ		
P/25/03869/ADV	First Floor Flat 15 Holdenurst Road Bournemouth BH8 8EH	Advertisement consent for the installation of 1no. BT Street Hub	SF
P/25/03873/ADV	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.	SF
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.	IN
P/25/02992/FUL	Land rear of 335 Ringwood Road Poole BH12 3JN	Demolish detached garage, sever land and erect a detached bungalow with associated vehicular parking	WR
P/25/04269/FUL	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	WR
ENF/25/0115	50 Ashford Road Bournemouth BH6 5QD	the formation of two additional residential units, by virtue of physical separation from the host dwelling, and each capable of independent occupation with separate facilities allowing for independent day-to-day living,	WR
P/25/03296/FUL	Marina Court 34 Banks Road Poole BH13 7QE	Demolish garage to create a vehicular access and erect a detached bungalow	WR
P/25/03851/FUL	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	WR
P/25/01436/FUL	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).	WR
P/25/03015/LB	Stourview House Throop Road	Retrospective: Listed Building Consent for the retention of a replacement composite door located on the	WR

	Bournemouth BH8 0DH	secondary (side) elevation. Existing unauthorised.	
P/25/03304/FUL	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	WR
P/25/02979/FUL	59 and 61 Creekmoor Lane Poole BH17 7BW	Erect two dwellings at the rear of 59 and 61 Creekmoor Lane.	WR
P/25/04618/ADV	347-349 Holdenhurst Road Bournemouth BH8 8BS	Erection of an illuminated small format advertising display	SF
ENF/25/0538	29 Links Road Poole BH14 9QS	Refused retrospective application for 2m high fence following ENF/25/00023.	WR
P/25/02861/FUL	37 Grand Avenue Bournemouth BH6 3SY	New Terrace at first floor together with doors to terrace.	WR
P/25/04177/FUL	100 Boscombe Grove Road Bournemouth BH1 4PG	Erection of single 2 storey dwelling house and outbuilding	WR
P/25/03354/FUL	2c Flat 1a Beresford Road Bournemouth BH6 5AA	Retrospective: Change of Use from Class C3 (Residential) to Class E3 (Office Use).	WR
P/25/01189/FUL	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	WR
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.	WR
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.	WR
ENF/24/0056	Parley Court Golf Course Parley Green Lane Christchurch BH23 6BB	Alleged unauthorised ground works resulting in bunds	WR
P/25/03322/HOU	6 Seacombe Road Poole BH13 7RJ	Proposed first floor level extension incorporating mezzanine level study area within dormer window;	WR

		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	
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.	HH
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)	WR
P/25/05068/HOU	50 Baring Road Bournemouth BH6 4DT	Erection of pole mounted weather station	HH
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	HH
P-23023-040225	Land Adjacent 3 Lytton Road Bournemouth BH1 4SH	Erection of a one bedroom dwelling with associated cycle parking	WR
P/25/04045/CONDR	Southbourne Cross Roads Car Park Southbourne Overcliff Drive 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).	WR
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.	WR
P/25/04202/FUL	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.	WR
P/25/04782/HOU	160 Ringwood Road Christchurch BH23 5RQ	Formation of dropped kerb and new vehicle access	WR
P/25/00289/FUL	Travelodge West Hill Road Bournemouth BH2 5EG	Replacement windows at ground, upper ground, 1st, 2nd and 3rd floor levels	WR
P/25/02304/OUT	Park Place 6 North Road	Outline application with Some Matters Reserved for a phased development of	WR

	Poole BH14 0LY	up to 115 apartments across 2 separate blocks following demolition of the existing building.	
P/25/04438/HOU	4 Whamcliffe Gardens Christchurch BH23 5DN	First floor front extension to dwelling	HH
P/25/04672/FUL	55 Highfield Road Bournemouth BH9 2SE	Change of use from House in Multiple Occupation (Class C4) to seven person House in Multiple Occupation (Sui Generis) and erection of bin and cycle stores	WR
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.	WR
P/25/04694/HOU	13 Solent Road Christchurch BH23 5PZ	Two Storey Rear Extension	HH
P/25/04440/HOU	13 Milford Drive Bournemouth BH11 9HL	Removal of existing roof and replacement with a new pitched roof to create first-floor accommodation including two dormer windows of equal size on each side of the roof. Demolition of the existing detached garage and construction of a smaller, rear extension. Revised design following refusal P/25/01929/HOU, with the previous side extension removed and overall roof mass reduced.	HH
P/25/05101/ADV	1466 Wimborne Road Bournemouth BH10 7AS	Retrospective: Advertisement Consent for low light RGB multi-colour LED display board and fascia sign	SF
P/25/02567/FUL	Rear of 10 & 10a Vicarage Road Poole BH15 3AZ	Change of use of detached triple garage to form a separate house with no additions or extensions.	WR
P/25/02516/FUL	The New Westcliff Hotel 27-29 Chine Crescent Bournemouth BH2 5LB	Retrospective application for change of use of a former hotel building at no. 29 to a 22-person HMO (Sui Generis Use) with shared dining room, kitchen, and parking area.	WR
P/25/05261/FUL	17-19 Parkstone Road Poole BH15 2NN	To build a block of 20 HMOs, with associated cycle rack, bins and amenity space	WR
P/25/01971/FUL	77 Wimborne Road Bournemouth BH3 7AN	Alterations and roof extensions to form a 2 bed flat including installation of roof lights	WR
P/25/04670/FUL	Falkland Square, Poole, BH15 1ER	Installation of 1no. BT Street Hub and removal of associated BT payphones.	WR
P/25/04671/ADV	Falkland Square, Poole, BH15 1ER	Advertisement Consent for installation of 1no. BT Street Hub and removal of associated BT payphones.	SF
P/26/00262/FUL	20 Crichel Road Bournemouth BH9 1JG	Construction of one dwelling with associated parking to the rear of 20 Crichel Road.	WR

P/25/02928/FUL	207 Lower Blandford Road Broadstone Poole BH18 8DN	Erection of a block of 3no. flats with cycle and bin store and operational car parking space	WR
P/25/02321/OUT	5 Higher Blandford Road Poole BH18 9AB	Outline application with Some Matters Reserved to sever land and erect 2no. detached houses and 1no. detached bungalow with shared vehicular access with no. 5 Higher Blandford Road.	WR
P/25/02921/LB	3-5 Bridge Street Christchurch BH23 1DY	Listed Building Consent for the retention and maintenance of garden shed within curtilage (retrospective)	WR
P/25/01216/FUL	31A The Avenue Poole BH13 6LJ	Demolish existing dwelling and erect a replacement building containing 8 apartments with associated works.	WR
APP/24/00498/P	291 Bournemouth Road Poole BH14 9AH	Demolish the existing buildings and erect 15 dwellings with associated parking and access.	WR
P/25/03589/FUL	65A Richmond Wood Road Bournemouth BH8 9DQ	Change of use from dwellinghouse (Class C3) to Sui generis eight person HMO	WR
P/25/01930/FUL	3 Rothesay Drive Christchurch BH23 4LB	Demolish existing dwelling, erect replacement. Convert pool house into an ancillary annexe.	WR
P/25/02136/FUL	5 Bank Chambers Penn Hill Avenue Poole BH14 9NB	Erection of an extraction flue (retrospective)	WR
P/25/03261/FUL	184 - 186 Old Christchurch Road Bournemouth BH1 1NU	Removal of existing unauthorised flue and erection of a flue.	WR
P/26/00303/CLP	7 Uppleby Road Poole BH12 3DB	Lawful development certificate for the proposed erection of a detached outbuilding to be incidental to the enjoyment of the dwelling house.	WR
P/26/00457/FUL	Flat 1 9 Chestnut Avenue Bournemouth BH6 3SP	Construction of a terrace with balcony at roof level	WR
P/26/00121/HOU	109 Catalina Drive Poole BH15 1TQ	Loft conversion with a rear dormer window and two front dormer windows to dwellinghouse	HH
P/25/03299/HOU	5 Chaddesley Wood Road Poole BH13 7PN	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).	HH
APP/25/00143/F	86 Churchill Road, Poole, BH12 2LU	Convert a semi-detached property to an HMO (8 units)	WR

APP/25/00144/F	88 Churchill Road, Poole, BH12 2LU	Convert semi-detached property to an HMO (8 units)	WR
P/26/00193/FUL	48 Branksea Avenue Poole BH15 4DP	Demolition of the existing buildings and construction of a replacement detached house with detached garage, swimming pool and associated parking, landscaping and access.	WR
P/25/05125/HOU	23A Delhi Road Bournemouth BH9 2SS	The proposed works comprise a loft conversion with a single side dormer and a 29.07 m ² ancillary outbuilding for hobby use, with no change to the dwelling's footprint or residential use.	HH
P/25/04902/FUL	Wessex Lodge Rest Home 16 Munster Road Poole BH14 9PU	Demolition of existing buildings and erection of 4 Detached Dwellings, with associated access, parking and boundary treatments	WR
P/25/05042/FUL	Land between 22 banks road and 1 Panorama Road 22 Banks Road Poole BH13 7QE	Change of use of garage to dwellinghouse and addition of 2 roof windows to existing building	WR
P/25/03674/FUL	Parley Court Farm Parley Court Estate Parley Green Lane Christchurch BH23 6BB	Siting of storage containers (Use Class B8) with associated car and cycle parking	WR
P/25/01650/FUL	Wessex Fields Castle Lane East Bournemouth BH7 7DT	Change of use of the land and erection of a warehouse for use Class B8 self storage, together with associated access, car parking and landscaping.	HR
C/2024/1865	33 Sandringham Gardens Bournemouth BH9 3QW	Encroachment onto BCP land CoU of open space to residential Unauthorised single storey rear extension (linked appeal)	WR
C/2024/1865/1	33 Sandringham Gardens Bournemouth BH9 3QW	Unauthorised single storey rear extension (linked appeal)	WR
C/2024/1865/2	33 Sandringham Gardens Bournemouth BH9 3QW	Unauthorised single storey rear extension (linked appeal)	WR
P/25/03287/FUL	Land between 50 & 52 Broadwater Avenue & between 21 & 23 Potters Way Poole BH14 8QQ	Erection of a detached bungalow, redirected footpath and new public play park/amenity space.	WR
P/25/02323/CLE	16 Gerald Road Bournemouth BH3 7JZ	Lawful use as HMO	WR
7-2024-19600-D	Parkside Guest House 24 Southcote Road	Retrospective: Change of use to HMO	WR

	Bournemouth BH1 3SR		
--	------------------------	--	--

This page is intentionally left blank