

Notice of Western BCP Planning Committee

Date: Thursday, 6 August 2026 at 10.00 am

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



Membership:

Chair:

Cllr M Le Poidevin

Vice Chair:

Cllr J Clements

Cllr J Challinor
Cllr A Chapmanlaw
Cllr P Cooper

Cllr B Hitchcock
Cllr G Martin
Cllr S McCormack

Cllr K Rampton
Cllr J Salmon
Cllr P Sidaway

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

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

<https://democracy.bcpCouncil.gov.uk/ieListDocuments.aspx?MIId=6524>

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

29 July 2026

**DEBATE
NOT HATE**



Available online and
on the Mod.gov app

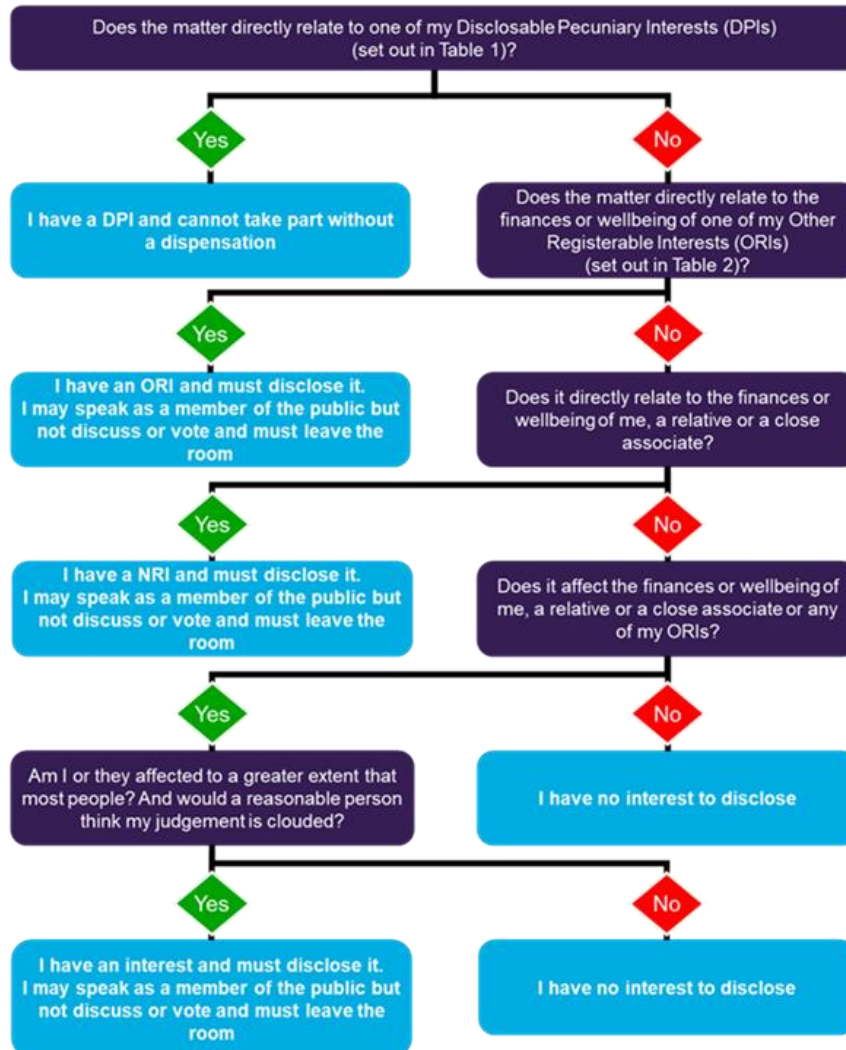


Maintaining and promoting high standards of conduct

Declaring interests at meetings

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

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



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

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

Bias Test

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

Predetermination Test

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

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

For more information or advice please contact the Monitoring Officer

Selflessness

Councillors should act solely in terms of the public interest

Integrity

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

Objectivity

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

Accountability

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

Openness

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

Honesty & Integrity

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

Leadership

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

AGENDA

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

1. Apologies

To receive any apologies for absence from Members.

2. Substitute Members

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

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

3. Declarations of Interests

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

Declarations received will be reported at the meeting.

4. Confirmation of Minutes

7 - 10

To confirm and sign as a correct record the minutes of the meeting held on 9 July 2026.

5. Public Issues

11 - 18

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

The deadline for the submission of requests to speak is 10.00am on 5 August 2026 [10.00am of the working day before the meeting]. Requests should be submitted to Democratic Services using the contact details on the front of this agenda.

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

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

Summary of speaking arrangements as follows:

Speaking at Planning Committee (in person or virtually):

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

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

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

Please refer to the full Protocol document for further guidance.

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

ITEMS OF BUSINESS

6. Schedule of Planning Applications

To consider the planning applications as listed below.

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

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

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

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

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

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

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

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

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

- | | | |
|----|--|---------|
| a) | <p>Flat 2, 143 Alexandra Road, Poole BH14 9EP</p> <p>Penn Hill ward</p> <p>P/26/01846/FUL</p> <p>Alterations to outbuilding to form ancillary accommodation</p> | 19 - 40 |
| b) | <p>20 Lancaster Drive, Poole BH18 9EL</p> <p>Broadstone ward</p> <p>P/26/02539/HOU</p> <p>Demolition of existing structures, construction of side and rear, single storey extensions, within these to include the construction of a porch and garage. Widening of existing driveway and enlargement of parking area. Landscaping alterations to the rear garden. Removal of existing chimney.</p> | 41 - 68 |

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

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BOURNEMOUTH, CHRISTCHURCH AND POOLE COUNCIL
WESTERN BCP PLANNING COMMITTEE

Minutes of the Meeting held on 09 July 2026 at 10.00 am

Present:-

Cllr M Le Poidevin – Chairman

Present: Cllr J Challinor, Cllr P Cooper, Cllr G Martin, Cllr K Rampton and
Cllr J Salmon

Also in Cllr D Brown and Cllr M Andrews
attendance:

22. Apologies

Apologies were received from Vice-Chair Cllr J Clements and Cllrs A Chapmanlaw and P Sidaway.

23. Substitute Members

There were no substitute members.

24. Declarations of Interests

There were none on this occasion.

25. Confirmation of Minutes

The minutes of the meeting held on 11 July were approved as a correct record.

26. Public Issues

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

27. Schedule of Planning Applications

The Committee considered planning application reports, copies of which had been circulated and which appear as Appendices A to B of these minutes in the Minute Book. A Committee Addendum Sheet was published on 8 July 2026 and appears as Appendix C to these minutes.

28. 8 Brownsea Road, Poole, BH13 7QP

Prior to the Planning Officer introducing this application the Committee was notified of a request received to defer the application due to a stage 2 complaint regarding procedural issues linked to the application which had

yet to be determined. The Committee was advised that the application determination and the complaint determination were separate processes. There was nothing to prevent the application being determined whilst there was an outstanding complaint, and the Local Government Ombudsman would not normally determine a complaint until an application had been decided. The Committee was also informed that the determination of the application was 9 days overdue and therefore any decision to defer would open the Planning Authority up to potential appeal.

On balance it was therefore moved to not defer the application.

RESOLVED: That the Committee proceed with consideration of the application.

Voting: 4 in favour, 1 against, 1 abstention

Canford Cliffs Ward

P/26/01842/FUL

Remove roof, add additional storey, erect extensions and remodel the existing dwelling with associated car parking and the increase of the front boundary wall to 1.6m high and install a replacement sliding gate.

Objectors:

- Kyrsty Fairchild
- Chris Hopton

Applicant/Supporters:

- Darryl Howells, on behalf of the applicant

Ward Councillors:

- None

RESOLVED to GRANT in accordance with the recommendation as set out in the officer's report and in accordance with conditions within the officer's report and within the amendment sheet.

Voting: 4 in favour, 0 against, 2 abstentions

29. Phase 1 Land North of Bearwood, Magna Road and Knighton Lane, Poole, BH11 9NB

Bearwood and Merley Ward

P/26/00600/CONDR

Variation of condition 1 (Approved Plans) of planning permission APP/22/00092/R (Reserved Matters application following approval of Hybrid Planning Application APP/19/00237/P for the southern phase of the development shown on Site Location Plan LP01 and comprising of:

269houses, retail units, office units and a Community Hub Building) to amend wording to facilitate changes including alterations to the Community Building and Hub to remove reference to badminton court, roof pitch to be reduced in height, internal changes removal of the stairs and mezzanine floor, reduced number of WCs, reduced size of stores and internal lobby, increase the size of the outdoor space and areas of soft landscaping, additional trees have been added in the central car parking area, the retail unit beneath the apartments a bin storage and plant storage building has been provided, two visitor spaces within the northern layby have been replaced with a loading bay for deliveries with footpath access to the retail unit.

Objectors:

- Chris Weall, Canford Magna Parish Parochial Church Council

Applicant/Supporters:

- Sarah Hockin, applicant

Ward Councillors:

- Cllr Marcus Andrews
- Cllr David Brown

RESOLVED to refuse the application for the following reasons:

- The proposed variation would materially reduce the scale, quality and usefulness of the approved community hub. The smaller internal hall, lower roof and removal of internal features would leave a less capable building. Therefore, it would not properly deliver the community hub required to form the heart of a new community, contrary to PP10 of the Poole Local Plan.
- The proposal would reduce the quality and range of indoor sports and recreation opportunities in the community hub by removing the badminton capable hall arrangement and lowering the roof. The applicant has not provided robust evidence that the provision is surplus to need nor shown equivalent or better replacement provision. Thus, meaning the proposal is contrary to PP26 of the Poole Local Plan.
- The proposal would remove the requirement for the non-residential floor space to achieve BREEAM very good standard contrary to PP37. The proposed replacement condition does not secure a clear, measurable or enforceable equivalent energy standard energy efficiency, renewable energy and other relevant measures.

Voting: Unanimous

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

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

The meeting ended at 12.27 pm

CHAIRMAN

PLANNING COMMITTEE - PROTOCOL FOR SPEAKING / STATEMENTS AT PLANNING COMMITTEE

1. Introduction

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

2. Order of presentation of an application

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

3. Guidance relating to the application of this protocol

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

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

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

4. Electronic facilities relating to Planning Committee

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

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

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

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

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

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

7. Questions to person speaking under this protocol

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

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

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

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

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

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

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

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

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

11. Remote speaking at Planning Committee

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

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

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

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

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

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

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

14. Provisions relating to a statement

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

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

15. Assessment of information / documentation / statement

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

16. Guidance on what amounts to a material planning consideration

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

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

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

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

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

Note

For the purpose of this protocol:

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

Adopted by the Planning Committee on 17.11.22 and updated on 20.7.23



Planning Committee

Application Address	Flat 2 143 Alexandra Road Poole BH14 9EP
Proposal	Alterations to outbuilding to form ancillary accommodation
Application Number	P/26/01846/FUL
Applicant	Ms Hannah Yardy
Agent	Draycott Chartered Surveyors
Ward and Ward Member(s)	Penn Hill Cllr Jo Clements Cllr Oliver Walters
Report status	Public
Meeting date	6 August 2026
Summary of Recommendation	Grant in accordance with the details set out below
Reason for Referral to Planning Committee	Ward Cllr called in as the proposal 'would cause unacceptable levels of overlooking and overdevelopment of the application site'
Case Officer	Dominika Robbins
Is the Proposal EIA Development?	No

Description of Proposal

1. Use of outbuilding for ancillary purposes (Annex), along with removal of garage door and erection of windows.
2. The outbuilding can currently be used incidentally to the 'enjoyment of the dwelling house', and planning permission is required for it to be used for 'ancillary purposes' – this includes use as an annex, which is currently being proposed.

Description of Site and Surroundings

3. The application site contains a two storey detached building located on the western side of Alexandra Road. The building has been horizontally subdivided into two flats. This application

relates to Flat 2 on the upper floor. In the rear garden of Flat 2 there is currently present a single storey flat roof outbuilding consisting of working from home space/gym with kitchenette, garage, store room and a toilet. Internal changes have been made within this building since last approvals – garden room has been converted into a working from home space and the area of the approved garage and boat store was changed for garage/storeroom and a toilet.

Relevant Planning History

4. **2018** - Conversion of the existing boat storage/garage to a 2 bedroom dwelling with associated access and parking – **refused** (APP/18/01663/F) for the following reasons;
 - a. *The proposed development by reason of the siting of the proposed dwelling, together with the resultant plot sizes of the retained flats and the proposed dwelling, constitutes an incongruous and discordant form of isolated backland development that would sit uncomfortably in the context of the spaciousness of this backland location and fail to respect the prevailing and established pattern and grain of development. The private and primary amenity space proposed for the new dwelling would suffer from limited sunlight due to its size, northerly position to the proposed dwelling, and the overhanging deciduous protected trees within the garden of No.141 and would therefore provide a poor amenity space for future occupiers and would lead to future pressure to prune or fell the trees. As such, the proposal fails to achieve a good standard of design and represents a form of development that fails to assemble sufficient land in order to deliver a development of a type, scale and layout that would preserve or enhance the residential character of the area contrary to the provisions of Policies PP27 and PP28 of the Poole Local Plan (adopted November 2018).*
 - b. *Reasons for refusal 2 and 3 relate to a lack of SAMMs payment*
5. The appeal was dismissed (APP/Q1255/W/19/3225565).
 - a. **2017** - Non material amendment following approval 16/01102/F for an addition of a garage door on the boat store – **approved** (APP/17/00287/F)
 - b. **2016** - Revised application for proposed garage/ boat store – **approved** (APP/16/01102/F)
 - c. **2016** - Proposed garage/ boat store – **approved** (APP/16/00773/F)

Constraints

6. The trees growing next to the northern boundary of the application site are covered by a TPO.

Public Sector Equalities Duty

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

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

Other relevant duties

8. In accordance with regulation 9(3) of the Conservation of Habitats and Species Regulations 2017 (as amended) (“the Habitat Regulations”), for the purposes of this application, appropriate regard has been had to the relevant Directives (as defined in the Habitats Regulations) in so far as they may be affected by the determination.
9. For the purposes of section 40 Natural Environment and Rural Communities Act 2006, in assessing this application, consideration has been given as to any appropriate action to further
10. For the purposes of this application, in accordance with section 17 Crime and Disorder Act 1998, due regard has been had to, including the need to do all that can reasonably be done to prevent, (a) crime and disorder in its area (including anti-social and other behaviour adversely affecting the local environment); (b) the misuse of drugs, alcohol and other substances in its area; and (c) re-offending in its area.
11. For the purposes of this report regard has been had to the Human Rights Act 1998, the Human Rights Convention and relevant related issues of proportionality.

Consultations

12. BCP Highways – no objection. Providing the proposed accommodation would remain ancillary to the main dwelling then there would be no additional parking requirements, and the proposals would not give rise to significant highway issues.
13. BCP Arboricultural Team – no objection. Protected trees (a horse chestnut and a sycamore) lie along the site’s northern boundary and overhang part of the outdoor space. A previous 2018 proposal to convert the building into a separate dwelling was refused due to concerns that shading from the trees would create poor living conditions and lead to pressure for their pruning or removal. The current proposal is for use as an annexe rather than an independent dwelling, meaning the main garden would still be available and there is less reliance on the affected outdoor area. As a result, the previous concerns about shading and pressure on the trees are considered to be reduced to an acceptable level.

Representations

14. Site notices were posted outside the site on 21 May 2026 with an expiry date for consultation of 12 June 2026. 19 letters of representation have been received (2 from the same address) raising objection to the proposal. The issues raised comprise the following:

- The proposal would have an adverse impact on the character and amenity of the surrounding area same as the previously refused and dismissed at appeal scheme,
- The accommodation is not genuinely ancillary and could be separate dwelling
- It would increase parking pressure at Alexandra Road
- Pressure to prune or fail the protected tree
- The proposal risks harming the character of the established green corridor between Alexandra Rd & Crescent Rd, which forms an important feature of this area.
- The outbuilding could become an air b&b
- The proposal is against the condition imposed to the previous permission – incidental use only
- Existing use is not accurate – discrepancy between existing floor plan and marketing photos
- Overlooking of the garden of Flat 2 of the main building and noise disturbance – screening by a boundary hedge is not a permanent safeguard.
- No sedum roof has been implemented
- Sewer and water systems will face a greater demand and wear.
- Changes within the outbuilding were made without permission – kitchenette and toilet
- The property is listed for sale
- narrow drive and reduction on parking provision would further increase the risk the crashes and accidents.
- The proposal would have negative impact on birds and wildlife.
- The additional traffic would result in disturbance, for example, more noise from vehicles on the gravel driveway and potentially security lighting shining directly into the rear bedrooms. It is also likely to cause obstruction on the driveway when manoeuvring is already tight.

Officer comment:

15. Any alleged breach of planning should be reported to the council's enforcement team.
16. As the proposal is being against the condition imposed to the previous permission (incidental use only), change of use of the existing outbuilding to the ancillary annexe cannot be done without separate permission that is seek through this application.
17. Sewer and water systems facing a greater demand and wear and tear is not a planning matter
18. Whether or not a property is for sale is not a matter material to the determination of this application.

Key Issue(s)

19. The key issues involved with this proposal are:

- Impact on the character and appearance of the area
- Impact on the neighbouring amenity and privacy
- Impact on parking and highways
- BNG

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

Policy Context

21. Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that planning applications must be determined in accordance with the development plan for an area, except where material considerations indicate otherwise. The development plan in this case comprises the Poole Local Plan, relevant local documents and the National Planning Policy Framework 2024.

These include specifically the following policies:

Poole Local Plan (Adopted 2018)

PP01 Presumption in favour of sustainable development
PP13 Housing for multi-generational and extended families
PP27 Design
PP33 Biodiversity and geodiversity
PP34 Transport strategy
PP35 A safe, connected and accessible transport network

Supplementary Planning Documents:

BCP Parking Standards SPD (adopted January 2021)

National Planning Policy Framework (December 2024 as amended)

Planning Assessment

Housing for multi-generational and extended families

22. The existing outbuilding that is proposed to be converted into an annexe must be assessed against Policy PP13 of the Poole Local Plan. This allows for the expansion of a dwelling to form accommodation intended to afford its occupiers a degree of independent living, albeit as part of an extended single family unit. Such proposals are required to demonstrate that the accommodation has a functional connection to the main dwelling; that the accommodation would be ancillary to the main dwelling; that it relies on a common shared vehicular access and adequate parking; that, together with the main dwelling house, it would remain a single planning unit; and that it would not materially harm the character and amenity of the main dwelling, neighbouring properties and surrounding area.

23. The existing outbuilding is proposed to be converted into an annexe with 2 bedrooms, lounge, kitchenette and a bathroom. The footprint of the outbuilding is very similar to that of the floor area of the first floor flat (parent dwelling). Although the proposed annexe has potential to be used as independent living accommodation, the Applicant in their statement explains that the annexe would be occasionally used by their elderly parents who do not live locally when they visit the family and by friends who visit the Applicant with their families. It is explained that the utility (kitchenette) area shown on the submitted plans is only suitable for preparing drinks, snacks and washing up as it is currently used. All meals would be prepared in the flat and brought down to the guests. It is stated that laundry would also be done in the flat. It is

also explained that the Applicant's parents and friends would be staying in the annexe only for limited time and in between these stays, the building's use would be reverted back to the applicant's gym and training room. The statement also states that that the proposed annexe would not be used a separate dwelling but in conjunction with the accommodation and rooms of the flat.

24. The proposed annexe would share the access, parking and external amenity space with the parent dwelling.
25. Therefore, it is demonstrated that the conversion of the existing outbuilding into an annexe would have functional connection with the main dwelling, would be ancillary to it and together with the main dwelling would remain as a single planning unit. As such, the scheme is in accordance with Policy PP13 of the Poole Local Plan.

Impact on the character and appearance of the area

26. Paragraph 127 (a) – (d) of the revised NPPF attach great importance to the design of built development and this is echoed by Policy PP27 of the Poole Local Plan that describes the principles that proposed development must take into account with regards to its effect on the character and appearance of an area. In this regard, Policy PP27 requires that proposals for development should exhibit a good standard of design and complement or enhance Poole's character. Development should adhere to the character and design principles of respecting the setting and character of the site, surrounding area and adjoining buildings of virtue of function, siting, landscaping and amenity space, scale, density, massing, height, design details, materials, and appearance.
27. The existing structure is located at the end of the rear garden of the application site It is a single storey in scale flat roof structure finished in cladding and only external changes proposed would be replacement of the garage doors with 2 windows to the west of this outbuilding. As the external changes of this outbuilding would be minor, the proposal would preserve the residential character of the area that would be in accordance with the provisions of Policy PP27 of the Poole Local Plan (November 2018).
28. The neighbours raised as issue stating that the proposal would harm the character of the established green corridor between Alexandra Rd & Crescent Rd. The proposal is however for a conversion of the existing outbuilding with minor alternations to its appearance. The proposal is not considered to materially impact the green corridor between Alexandra Rd & Crescent Rd than

Impact on the neighbouring amenity and privacy

29. Policy PP27 outlines that development should not result in a harmful impact upon amenity for the local residents or future occupiers in terms of overshadowing, loss of light, loss of privacy, and whether the development is overbearing or oppressive.

30. No extensions to the outbuilding are proposed, and as such the proposal would not have a material impact on amenities of the neighbours in terms of daylight and sunlight and overbearing impacts.
31. In terms of neighbouring privacy, the new windows proposed to the west of the existing outbuilding would overlook the garden of the parent dwelling and any views towards the neighbouring properties would be screened by the existing boundary treatments. Neighbouring privacy therefore would be preserved.
32. The neighbours raised concerns regarding noise disturbance and potential light pollution from security light. As an annex, any noise would not be materially different from that expected from occupation of the existing dwellinghouse. Regarding potential light pollution, no additional lighting is proposed, but could be installed without requiring planning permission. Therefore, it would be concluded that the proposed conversion of the existing outbuilding into an annexe would not be materially harmful for occupiers of the neighbouring properties.
33. As such the proposal would accord with the provisions of Policy PP27 of the Poole Local Plan (November 2018).

Impact on parking

34. Policies PP34 and PP35 of the Local Plan give a number of requirements that new development should achieve with regards to highway, pedestrian and other sustainable transport matters. Among other aspects, they seek to ensure a satisfactory means of access and provision for parking, in accordance with adopted standards.
35. As there is no requirement for additional parking spaces for ancillary structures that remain a single planning unit with a parent dwelling, it is considered that the existing on-site parking provision would be sufficient for both parent dwelling and an annexe.
36. As such, the proposal would comply with the requirements of the Council's adopted parking standards as set out in the BCP Parking Standards SPD (January 2021) and provisions of Policies PP34 and PP35 of the Poole Local Plan (November 2018).

Impact on trees

37. Policy PP27 of the Poole Local Plan requires development to respond to natural features on the site and not result in the loss of trees that make a significant contribution, either individually or cumulatively, to the character and local climate of the area.
38. No extensions to the existing outbuilding are proposed and therefore, there would be no direct impact on existing protected trees growing at the back of the application site and on the adjacent site.

39. The proposal would be therefore in accordance with the Policy PP27 of the Poole Local Plan.

BNG

40. 10% biodiversity net gain (BNG) is required as per the Environment Act 2021 though exemptions apply.

41. The proposal is below the threshold due to being a conversion of an existing outbuilding with no extensions proposed and would not affect 25 square metres of on-site habitat or 5 metres of on-site linear habitats. Therefore, the proposal qualifies for exemption from BNG as it de minimis as per the criteria.

Planning Balance/Conclusion

42. Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that planning applications must be determined in accordance with the development plan for an area, except where material considerations indicate otherwise. The development plan in this case comprises the Poole Local Plan (2018). The proposed scheme does accord with the Development Plan as a whole. It has no materially harmful impact on the visual amenity of the area, residential amenities of the adjoining and nearby properties, subject to appropriate condition, and all other material planning matters discussed within the report above.

43. In view of the above assessment, the proposal is therefore recommended for approval, subject to conditions outlined in the report.

Recommendation

44. **Grant** subject to the following conditions (as listed under 'Conditions') with power delegated to the Head of Planning (Operations) (including any officer exercising their powers if absent and/or the post is vacant and any other officer nominated by them for such a purpose) to alter and/or add to any such conditions provided any alteration/addition in the opinion of the Head of Planning (or other relevant nominated officer) does not go to the core of the decision.

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:

Drawing no. 585-26-1 Location Plan received 22/04/2026

Drawing no. 585-26-2 Block Plan received 22/04/2026

Drawing no. 585-26-5 Rev.A Proposed Ground Floor Plan received 03/06/2026

Drawing no. 585-26-6 Proposed Elevations received 22/04/2026

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

3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) or the Town and Country Planning (Use Classes) Order 1987 (as amended) or any order(s) revoking and re-enacting either order with or without modification, the accommodation hereby permitted shall be used solely for residential purposes ancillary to the main property known as Flat 2 143 Alexandra Road, Poole and shall not be used at any time as a separate unit of living accommodation, commercial use, nor shall it be let separately to another party, either permanently, or for any seasonal or holiday period.

Reason: To safeguard residents, amenities and the character of the area and to ensure that the whole site remains as one planning unit.

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, it is considered that the approval of a biodiversity gain plan would not be required before development can be begun and the statutory biodiversity gain planning condition would not apply. This is because the development is considered to meet the conditions of the 'de minimis' exemption, as set out in the Biodiversity Gain Requirements (Exemptions) Regulations 2024. The conditions are that the development does not impact on a priority habitat as specified under Section 41 of the Natural Environment and Rural Communities Act 2006; that the development impacts on less than 25sqm of onsite habitat that has a biodiversity value greater than zero; and that the development impacts on less than 5m of onsite linear habitat.

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:

P/26/01846/FUL

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

Notes.

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

Reference to published works is not included.

Case Officer Report Completed:

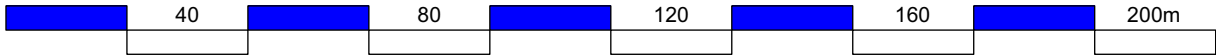
Officer: Dominika Robbins

Date: 19/06/2026

Agreed by: Katie Herrington

Date: 27/07/2027

Comment:

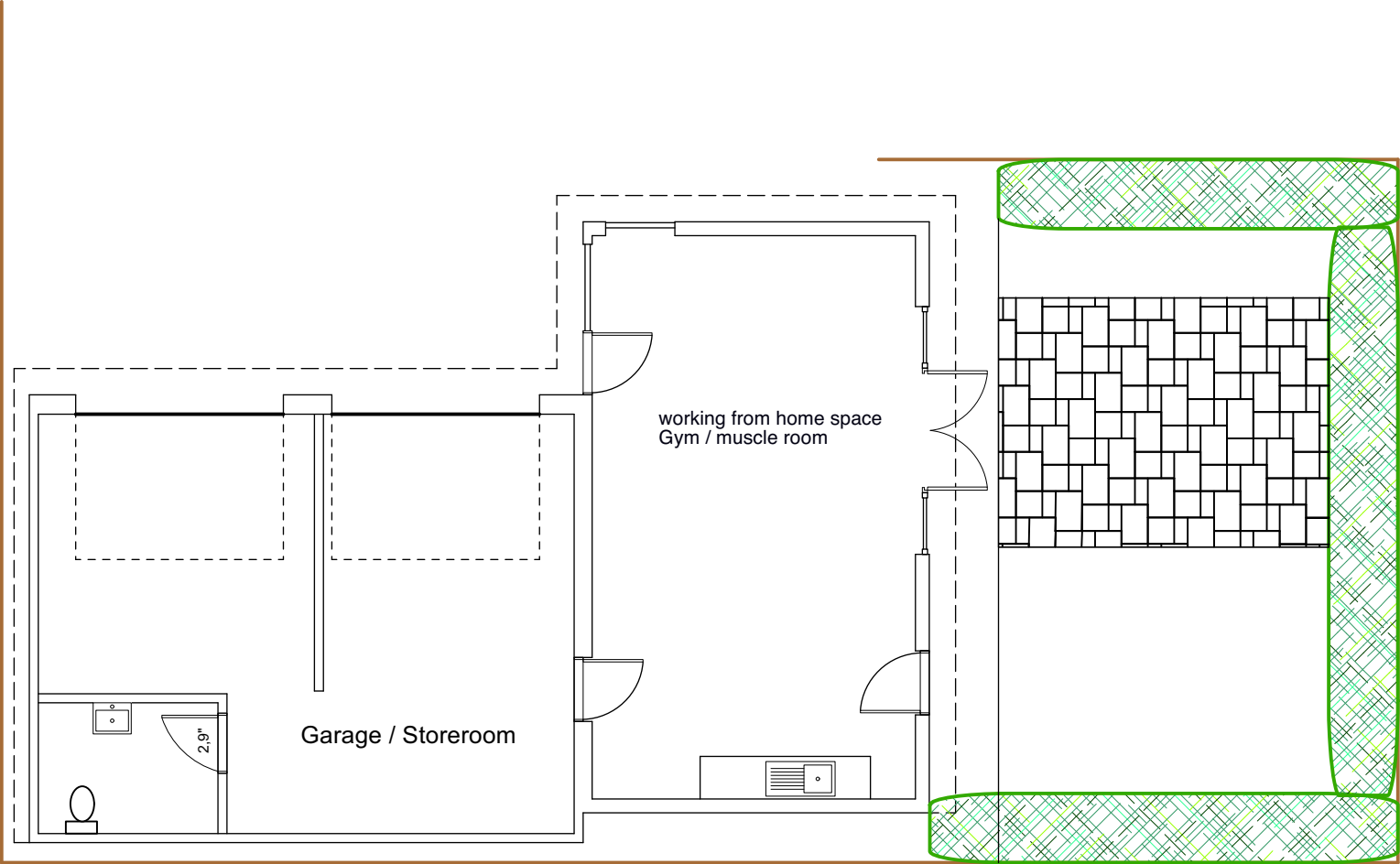




Architectural Designs
37 Lavender Road
Lymington
Hants SO41 0GF

Project Title			
Flat 2 143 Alexandra Road Poole BH14 9EP			
Sheet Title			
Location Plan			
License no.			
100047474			
Scale			
1;1250 @ A3			
Drawn By			
S PETERS			
Date			
18/04/2026			
No.	Date	Appr	Revision Notes
A	20/04/2026	SP	Boundary
Sheet No.			
585-26-1			
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Project Title		Flat 2 143 Alexandra Road Poole BH14 9EP	
Sheet Title		Existing Floor Plan	
License no.		100047474	
Scale		1;100@ A3	
Drawn By		S PETERS	
Date		18/04/2026	
No.	Date	Appr	Revision Notes
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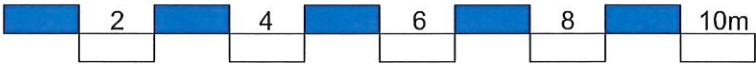
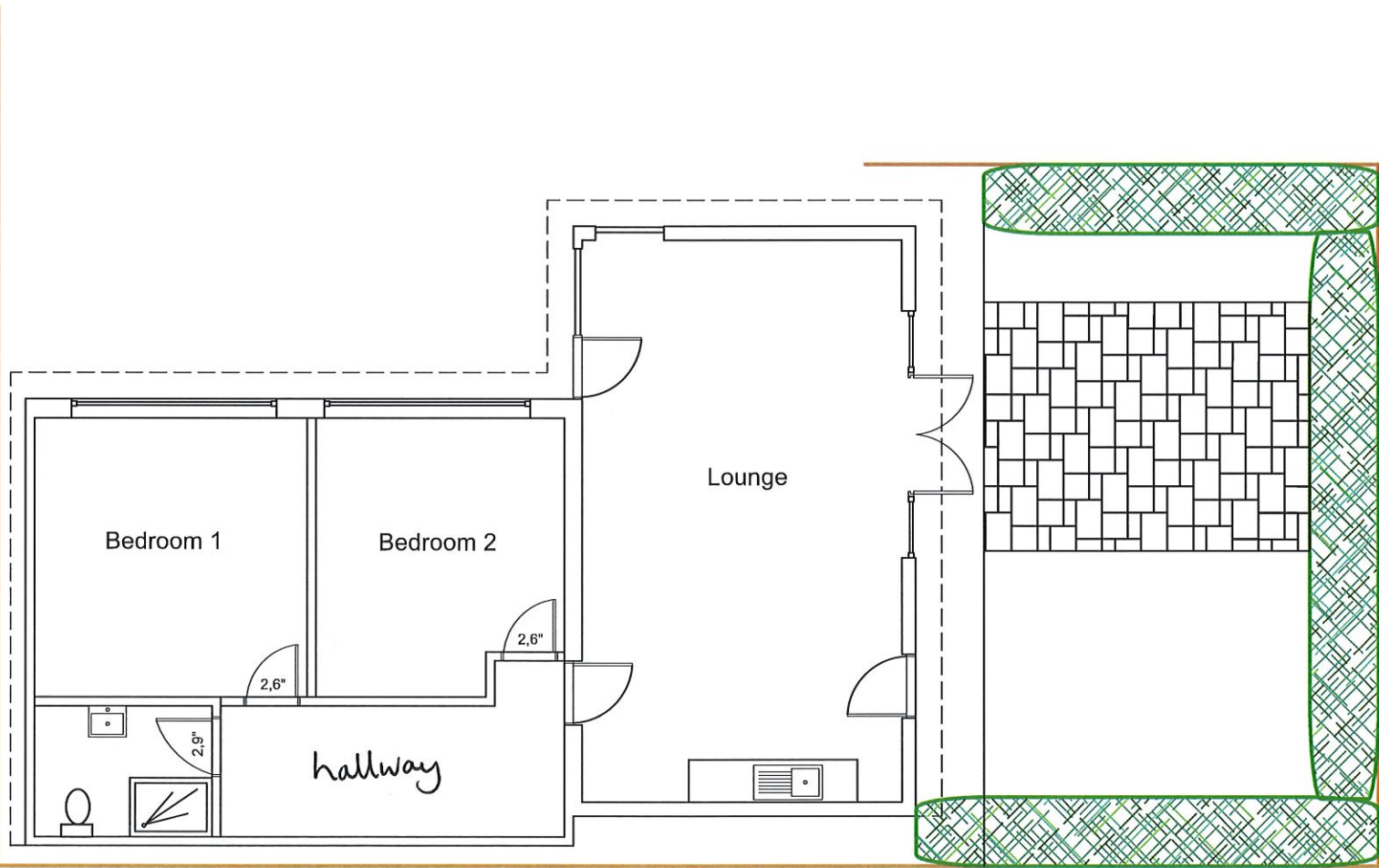
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Project Title
Flat 2
143 Alexandra Road
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BH14 9EP

Sheet Title
Proposed Ground Floor Plan

License no.
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Drawn By
S PETERS

Date
18/04/2026

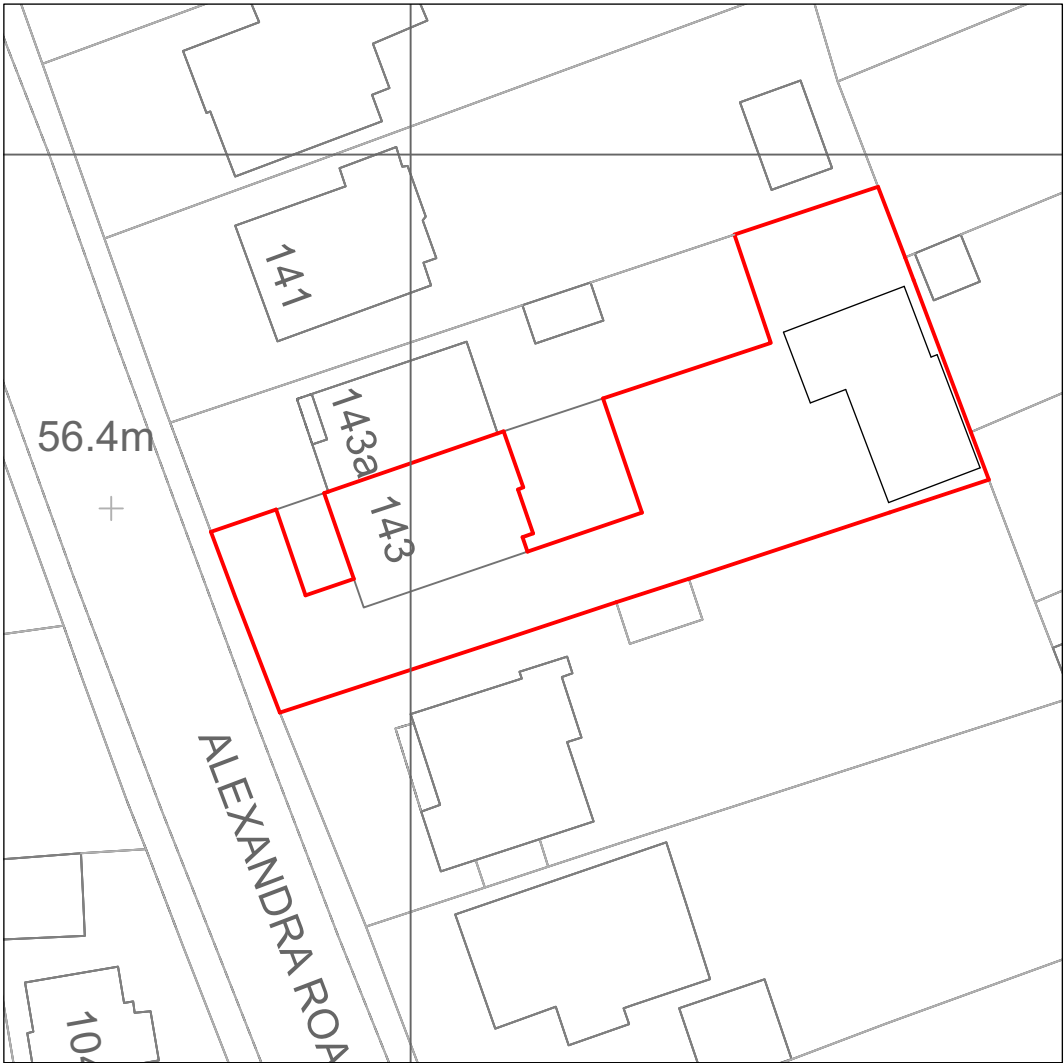
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EXISTING BLOCK PLAN



PROPOSED BLOCK PLAN





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Project Title		Flat 2 143 Alexandra Road Poole BH14 9EP	
Sheet Title		Block Plan	
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No.	Date	Appr	Revision Notes
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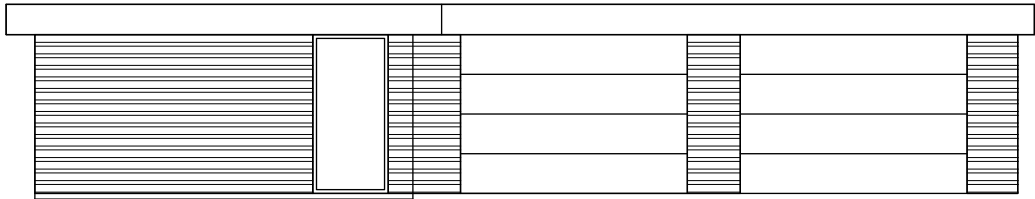
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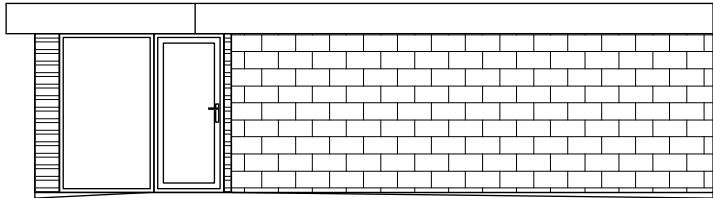
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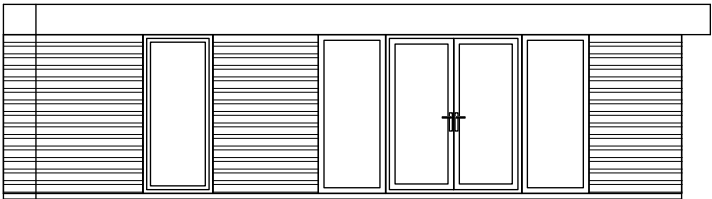
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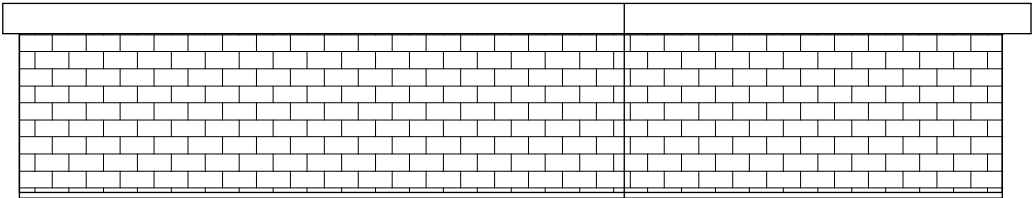
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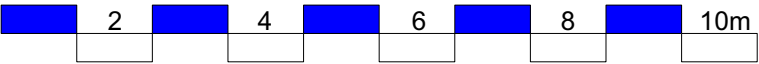
South Elevation



North Elevation



East Elevation



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Project Title
Flat 2
143 Alexandra Road
Poole
BH14 9EP

Sheet Title
Existing Elevations

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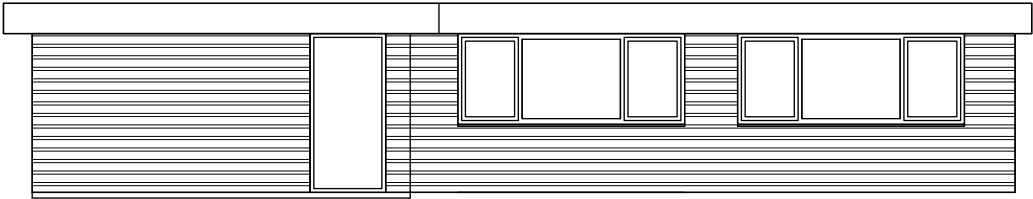
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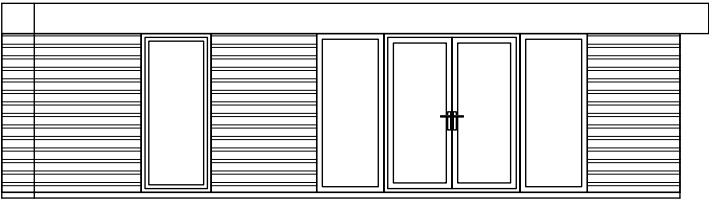
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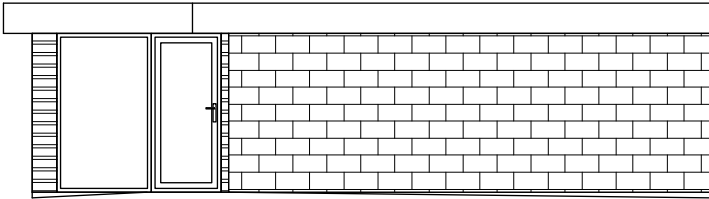
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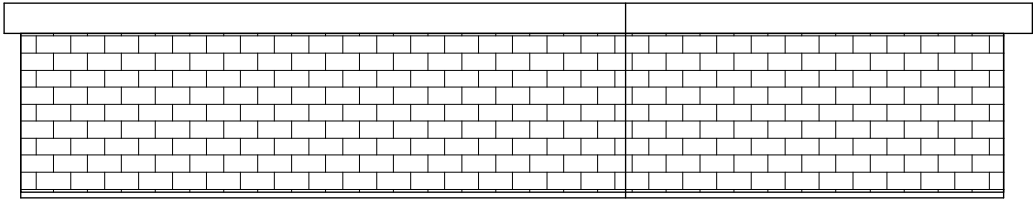
West Elevation



North Elevation



South Elevation



East Elevation



Architectural Designs
37 Lavender Road
Lymington
Hants SO41 0GF

Project Title
Flat 2
143 Alexandra Road
Poole
BH14 9EP

Sheet Title
Proposed Elevations

License no.
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S PETERS

Date
18/04/2026

No.	Date	Appr	Revision Notes

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585-26-6

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Planning Committee

Application Address	20 Lancaster Drive Poole BH18 9EL
Proposal	Demolition of existing structures, construction of side and rear, single storey extensions, within these to include the construction of a porch and garage. Widening of existing driveway and enlargement of parking area. Landscaping alterations to the rear garden. Removal of existing chimney.
Application Number	P/26/02539/HOU
Applicant	Mrs Laura Bright
Agent	Mrs Rosemary Baron baron+baron architects ltd
Ward and Ward Member(s)	Broadstone Councillor Peter Sidaway Councillor Vikki Slade
Report status	Public
Meeting date	6 August 2026
Summary of Recommendation	Refuse for the reasons set below
Reason for Referral to Planning Committee	Application submitted by a current Officer working within the planning section (2.3.2)
Case Officer	Camila Bastidas
Is the Proposal EIA Development?	No

Description of Proposal

1. Demolition of existing structures, construction of side and rear, single storey extensions, within these to include the construction of a porch and garage. Widening of existing driveway and enlargement of parking area. Landscaping alterations to the rear garden. Removal of existing chimney.

Description of Site and Surroundings

2. The application site is situated north of Lancaster Drive and is occupied by a detached bungalow. The existing dwelling is finished in brick and it has a hipped roof. The site is enclosed by trees and hedging to the front and rear boundaries. The land rises steeply towards the rear of the plot. There is a driveway, partly of hardstanding, with parking space for 2 vehicles. The character of the area is residential, with the dwellings along Lancaster Drive predominantly comprising of detached chalet bungalows.

Relevant Planning History

3. None relevant

Constraints

- The site lies within a TPO area
- The site is at risk of surface water flooding
- There may be bats on site due to the surrounding vegetation

Public Sector Equalities Duty

4. 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

5. In accordance with regulation 9(3) of the Conservation of Habitats and Species Regulations 2017 (as amended) ("the Habitat Regulations), for the purposes of this application, appropriate regard has been had to the relevant Directives (as defined in the Habitats Regulations) in so far as they may be affected by the determination.
6. With regard to sections 28G and 28I (where relevant) of the Wildlife and Countryside Act 1981, to the extent consistent with the proper exercise of the function of determining this application and that this application is likely to affect the flora, fauna or geological or physiographical features by reason of which a site is of special scientific interest, the duty to take reasonable steps to further the conservation and enhancement of the flora, fauna or geological or physiographical features by reason of which the site is of special scientific interest.
7. For the purposes of section 40 Natural Environment and Rural Communities Act 2006, in assessing this application, consideration has been given as to any appropriate action to further the "general biodiversity objective".
8. For the purposes of this application, in accordance with section 2 Self-build and Custom Housebuilding Act 2015, regard has been had to the register that the Council maintains of

individuals and associations of individuals who are seeking to acquire serviced plots in the Council's area for their own self-build and custom housebuilding.

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

Consultations

11. BCP Highways Authority – No objection to the proposal subject to conditions
BCP Arboricultural Officer - No objection to the proposal subject to conditions
BCP Ecology Officer – Objects to the proposal
Broadstone Neighbourhood Forum – No comments received
Broadstone Town Council- No comments received

Representations

12. Site notices were posted outside the site on 26 June 2026 with an expiry date for consultation of 17 July 2026. No representations have been received.

Key Issues

The key issues involved with this proposal are:

Impact on the character and appearance of the site and the surrounding area

Impact on neighbouring amenity

Impact on trees

Impact on flooding

Impact on parking provision

Impact on biodiversity

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

Policy Context

13. Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that planning applications must be determined in accordance with the development plan for an area, except where material considerations indicate otherwise. The development plan in this case comprises the Poole Local Plan, relevant local documents and the National Planning Policy Framework 2024.

These include specifically the following policies:

Poole Local Plan (Adopted November 2018)

- | | |
|------|--|
| PP01 | Presumption in favour of sustainable development |
| PP27 | Design |
| PP33 | Biodiversity and Geodiversity |
| PP35 | A safe, connected and accessible transport network |
| PP38 | Managing flood risk |

Broadstone Neighbourhood Forum (Adopted March 2018)

BP4 Securing High Quality Sustainable Design

BP8 Well-designed Extensions

Supplementary Planning Documents

BCP Parking Standards SPD (adopted January 2021)

National Planning Policy Framework (December 2024) as amended

Planning Assessment

Impact on the character and appearance of the site and the surrounding area

14. Policy PP27 requires that proposals for development should exhibit a good standard of design and complement or enhance Poole's character. Development should adhere to the character and design principles of respecting the setting and character of the site, surrounding area and adjoining buildings of virtue of function, siting, landscaping and amenity space, scale, density, massing, height, design details, materials, and appearance.
15. The proposed side extension finished in brick would have a flat roof form. Although, the extension would be set back into the site, its eaves would be positioned significantly higher than those of the existing dwelling. Combined with its substantial width of approximately 12 metres, the extension would introduce a visually dominant and incongruous form of development that would fail to relate appropriately to the design and roof form of the existing dwelling. As such, it would appear unduly prominent and jarring when views from the vicinity of the site.
16. The proposed rear extension due to its siting and the topography of the site would be readily visible from the cul-de-sac on Lancaster Close. The side gable element would introduce a significant degree of bulk and massing to the side elevation of the proposed dwelling, which would be exacerbated by the substantial chimney feature and the use of black cladding finishing material. Collectively, these elements would appear jarring when viewed from Lancaster Close resulting in adverse harm to the visual amenity of this streetscene.
17. Furthermore, the proposed fenestration introduces windows of varying widths and designs, with no consistent architectural approach across the extensions, thus when considered alongside the various roof forms proposed, this would result in an incoherent appearance that would fail to respect the character and appearance of the existing dwelling.
18. In addition, whilst the rear elevation of the proposed dwelling would not be readily visible from the streetscene on Lancaster Close, the combination of different roof forms and the extensive use of black cladding would fail to preserve or enhance the character and appearance of the existing bungalow and would result in a development lacking a cohesive design approach. Together, this part of the proposal would result in incongruous additions that would result in harm to the character of the host building, resulting in harm to the character of the streetscene.

19. In contrast, the proposed side extension serving the entrance hall, by virtue of its eaves height matching that of the existing dwelling and its roof form sloping away from the principal elevation, together with its modest width and depth, would itself not result in harm to the character and appearance of the existing dwelling.
20. The removal of the existing chimney due to its small-scale alteration would not be harmful to the character or appearance of the existing dwelling. Similarly, the proposed patio doors on the northwest elevation, by virtue of their design and framing, would be in keeping with the appearance of the existing bungalow.
21. Moreover, a discrepancy exists between the proposed floor plans and the site plan in relation to the flat-roof extension. The proposed side gate on the floor plan, adjacent to the boundary with No. 18 Lancaster Drive is not shown on either the site plan or the elevation drawings. As a result, the submitted plans do not provide sufficient clarity regarding the arrangement of access points to the dwelling and it remains unclear why three separate entrances are proposed.
22. The proposed extensions would increase the footprint of the dwelling beyond that of the original building. However, given the overall size of the plot and the siting of the extensions, on balance, it would not result in an overdevelopment of the site.
23. Therefore, the proposal would be contrary to Policy PP27 of the Poole Local Plan (2018) and Policy BP8 of the Broadstone Neighbourhood Plan (2018).

Impact on the neighbouring amenity

24. Policy PP27 outlines that development should not result in a harmful impact upon amenity for the local residents or future occupiers in terms of overshadowing, loss of light, loss of privacy and whether the development is overbearing or oppressive.
25. The proposed side extension serving the entrance wall, by virtue of its single storey scale and its siting 12 metres away from No. 18 Lancaster Drive, would not result in an overbearing impact, overshadowing or give rise to any material loss of outlook, loss of sunlight/daylight or add harmful shading to this neighbouring dwelling. Furthermore, the extension would be screened from No. 22 Lancaster Drive by the existing dwelling and therefore, it would not have an adverse impact on the amenities of this neighbouring dwelling.
26. The proposed rear extension would mainly sit on the footprint of the existing rear conservatory and would be located approximately 5 metres away from No. 20 Lancaster Drive. Given its single storey scale and its separation distance from this property, it would not have a harmful impact on the amenities of this neighbouring dwelling.
27. By contrast, the application site sits at a higher ground level than No. 18 Lancaster Drive. The proposed flat-roof side extension, due to its elevated eaves height and position directly adjacent to the shared boundary, would appear as a substantial and dominant structure when viewed from No. 18. It would significantly enclose the outlook from the neighbouring property's rear-facing windows and garden, resulting in an unduly oppressive and overbearing impact on residential amenity.

28. The proposed gabled side/rear extension would further exacerbate this harm. Due to its depth, bulk and massing along the shared boundary, it would appear as a prominent and visually intrusive feature from No. 18 Lancaster Drive. The impact would be intensified by the extensive use of black cladding and the large blank side elevation facing the neighbouring property. Consequently, the extension would create an unacceptable sense of enclosure and oppression for the occupiers of No. 18, both from their rear-facing windows and private garden. In addition, the proposed side/rear extension would cause shading to No.18 Lancaster Drive's rear garden for some hours in the afternoon, however the extent of the shading would not be materially harmful to the amenities of this neighbouring dwelling.
29. Whilst it is acknowledged that a 2 metre high fence could be erected, along the boundary with No. 18 Lancaster Drive, under permitted development rights, such a structure would not be comparable to the proposed extension, which would be 4.5 metres in height and introduce a significantly greater level of visual dominance and enclosure.
30. In terms of privacy, the proposed rear extension would have windows and patio doors to the rear and northeastern elevation. These would only allow views to the rear garden of the application site itself. Given the hedging that enclose the site and the large separation distance to No.18 Lancaster Drive, they would not result in harmful overlooking. Similarly, the proposed side extension serving the entrance hall would have windows to the front elevation and to the northeastern elevation, due to its large separation distance to No.18 it would not result in harmful overlooking. The front elevation windows would only overlook the application site itself and the public realm.
31. The side extension would have windows on the front elevation which would have views to the application site itself and views to the public realm and would not result in a loss of privacy to neighbouring occupiers. The rear-facing windows serving the side/rear extension would primarily overlook the application site, with limited views towards the far end of the garden of No. 18 Lancaster Drive. However, this level of overlooking would be acceptable in an urban location such as this and would not result in a material loss of privacy. Moreover, the flat roof extension proposes a side entrance, which its siting is unclear due to the discrepancy between the plans, nevertheless, the window adjacent to the entrance door would serve a circulation space rather than a principal habitable room. Therefore, would not give rise to harmful overlooking or a material loss of privacy to the occupiers of No. 18 Lancaster Drive.
32. The proposed patio doors on the existing dwelling's northwest elevation would not allow any further level of overlooking to No.22 Lancaster Drive than the existing northwest elevation window.
33. The proposed roof lights over the proposed extensions would be located at a high level and would simply act as a source of light, thereby preserving the privacy of the occupants of the neighbouring dwellings.
34. Having regard to the above considerations, the proposal would be contrary to the provisions of Policy PP27 of the Poole Local Plan (2018) and Policy BP4 of the Broadstone Neighbourhood Plan (2018).

Impact on trees:

35. Policy PP27 requires that proposals respond to natural features on the site and do not result in the loss of trees that make a significant contribution, either individually or cumulatively, to the character and local climate of the area. Any scheme that requires the removal of trees should, where appropriate, include replacement trees to mitigate their loss.
36. The property is covered by an area TPO (19/00014) which protects various trees on and around site. The Arboricultural Officer has assessed the proposal and advised that the proposal would be supported subject to conditions to implement the Arboricultural Method Statement, Tree Protection Plan and for Arboricultural Supervision to be carried out during the works. Had the scheme been acceptable these conditions would have been imposed. Nonetheless, the proposal subject to these conditions would be in accordance with Policy PP27 of the Poole Local Plan (2018).

Impact on flooding:

37. The NPPF states that future development must have regard to flood risk. Paragraph 181 of the NPPF requires applications for householder development to meet the requirements for site-specific flood risk assessments as set out in footnote 63.
38. The Environment Agency website shows the site is at risk of surface water flooding, Flood Zone 1. Policy PP38 paragraph 11.21 of the Poole Local Plan requires development proposals in areas of surface water flooding to undertake a flood risk assessment that is proportionate to the scale and nature of the development proposed.
39. A flood risk assessment has been submitted by the agent, which has concluded that surface water runoff will continue to be managed through the existing site drainage arrangements and the extended driveway area will be constructed using porous construction techniques, to ensure it will not increase flood risk elsewhere. The rainwater from the new roof will discharge into a new soakaway on site, ensuring that runoff is appropriately managed. It was also advised that the extension will not obstruct existing overland flow routes or displace floodwater onto neighbouring land.
40. Having regard to these considerations, the proposed works would be in accordance with Policy PP38 of the Poole Local Plan (2018).

Impact on parking:

41. Policy PP35 of the Local Plan gives a number of requirements that new development should achieve with regards to highway, pedestrian and other sustainable transport matters. Among other aspects, they seek to ensure a satisfactory means of access and provision for parking, in accordance with adopted standards.
42. The application site has a parking space for 2 vehicles on a partial hardstanding driveway. The proposal would increase the number of habitable rooms and the access to the site would be altered. The Highways Authority has assessed the proposal and advised that the access and driveway would be widened, it would increase the vehicle hardstanding to

facilitate a more formal parking arrangement which would provide a better surface for parking and onsite turning / manoeuvring, thus the scheme would be unlikely to materially affect highway safety and sufficient on-site parking would be provided to meet the needs of the enlarged dwelling.

43. Therefore, the proposal would be in accordance with the Parking Standards SPD (Adopted 5 January 2021) and Policy PP35 of the Poole Local Plan (November 2018).

Biodiversity

44. The NPPF at chapter 15 'conserving and enhancing the natural environment' sets out government views on minimising the impacts on biodiversity, providing net gains where possible and contributing to halt the overall decline in biodiversity. The Local Plan Policy PP33 – biodiversity and geodiversity, sets out policy requirements for the protection and where possible, a net gain in biodiversity.
45. 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.
46. There may be bats on site due to the surrounding vegetation. The Ecology Officer has assessed the proposal and advised that a Bat survey of building is required, carried out in accordance with Bat Conservation Trust's 'Bat Surveys for Professional Ecologists: Good Practice Guidelines 4th edition' by a bat ecologist.
47. Since this consultation response a bat survey has been received, however this is currently under the assessment of the Ecology Officer. Members will be updated with regards to its acceptability at the committee meeting, given the other recommended reason for refusing this application.

Planning Balance / Conclusion

48. Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that planning applications must be determined in accordance with the development plan for an area, except where material considerations indicate otherwise. The development plan in this case comprises the Poole Local Plan (2018). The proposed scheme does not accord with the Development Plan as a whole. It has a materially harmful impact on the character and appearance of the application site and the visual amenity of the surrounding area and it results in an overbearing and oppressive impact on the neighbouring dwelling No.18 Lancaster Drive. In addition, the proposal has no biodiversity enhancements for species and no bat survey demonstrating that no protected species will be harmed during demolition or construction. In view of the above assessment, the proposal is therefore recommended for refusal.

Recommendation

49. **Refuse**, subject to the following reasons with power delegated to the Head of Planning (Operations) (including any officer exercising their powers if absent and/or the post is vacant and any other officer nominated by them for such a purpose) to alter and/or add

to any such reasons provided any alteration/addition in the opinion of the Head of Planning (or other relevant nominated officer) does not go to the core of the decision.

1. The proposed development by reason of its bulk, massing, design, roof forms, materials and fenestration detailing, would result in an incongruous and visually dominant form of development that fails to relate appropriately to the character and appearance of the existing dwelling. The development would appear unduly prominent and jarring in views from the surrounding streetscene of Lancaster Close and Lancaster Drive, causing harm to visual amenity. Therefore, the proposal is contrary to Policy PP27 of the Poole Local Plan (2018) and Policy BP8 of the Broadstone Neighbourhood Plan (2018).
2. The proposed development, by reason of the elevated ground level of the application site relative to No. 18 Lancaster Drive, together with the height, bulk and massing of the proposed flat-roof side extension and gabled side/rear extension positioned adjacent to the shared boundary, would result in an unduly dominant, overbearing and visually intrusive form of development. The extensions would significantly enclose the outlook from the rear-facing windows and private garden of No. 18 Lancaster Drive, creating an unacceptable sense of oppression and causing material harm to the residential amenity of the neighbouring occupiers. The proposal is therefore contrary to Policy PP27 of the Poole Local Plan (2018) and Policy BP4 of the Broadstone Neighbourhood Plan (2018).
3. In the absence of a bat survey undertaken in accordance with the Bat Conservation Trust's Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th Edition), the Local Planning Authority cannot be satisfied that the proposed development would not adversely affect bats, a protected species, which may be present on the site due to the surrounding vegetation. Therefore, the proposal fails to demonstrate that it would conserve and enhance biodiversity and would be contrary to Paragraph 187 of the National Planning Policy Framework (2024) and Policy PP33 of the Poole Local Plan (2018).

Informatives:

1. For the avoidance of doubt the decision on the application hereby determined was made having regard to the following plans:
Proposed Location and Block Plan (Drawing No.0175-p001 Rev A), received 02 June 2026
Proposed Site Plan (Drawing No. 0175-p003 Rev C), received 02 June 2026
Proposed Ground Floor Plan (Drawing No.0175-p005 Rev B), received 02 June 2026
Proposed South West & North East Elevations (Drawing No.0175-p008 Rev A), received 02 June 2026
Proposed South East & North West Elevations (Drawing No.0175-p009 Rev A), received 02 June 2026
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 offered the opportunity to submit amended plans to overcome problems identified by the case officer but chose not to do so.

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

Based on the information provided, 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/26/02539/HOU

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

Notes.

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

Reference to published works is not included.

Case Officer Report Completed:

Officer: Camila Bastidas

Date: 24/07/2026

Agreed by: Katie Herrington

Date: 27/07/2026

Comment:



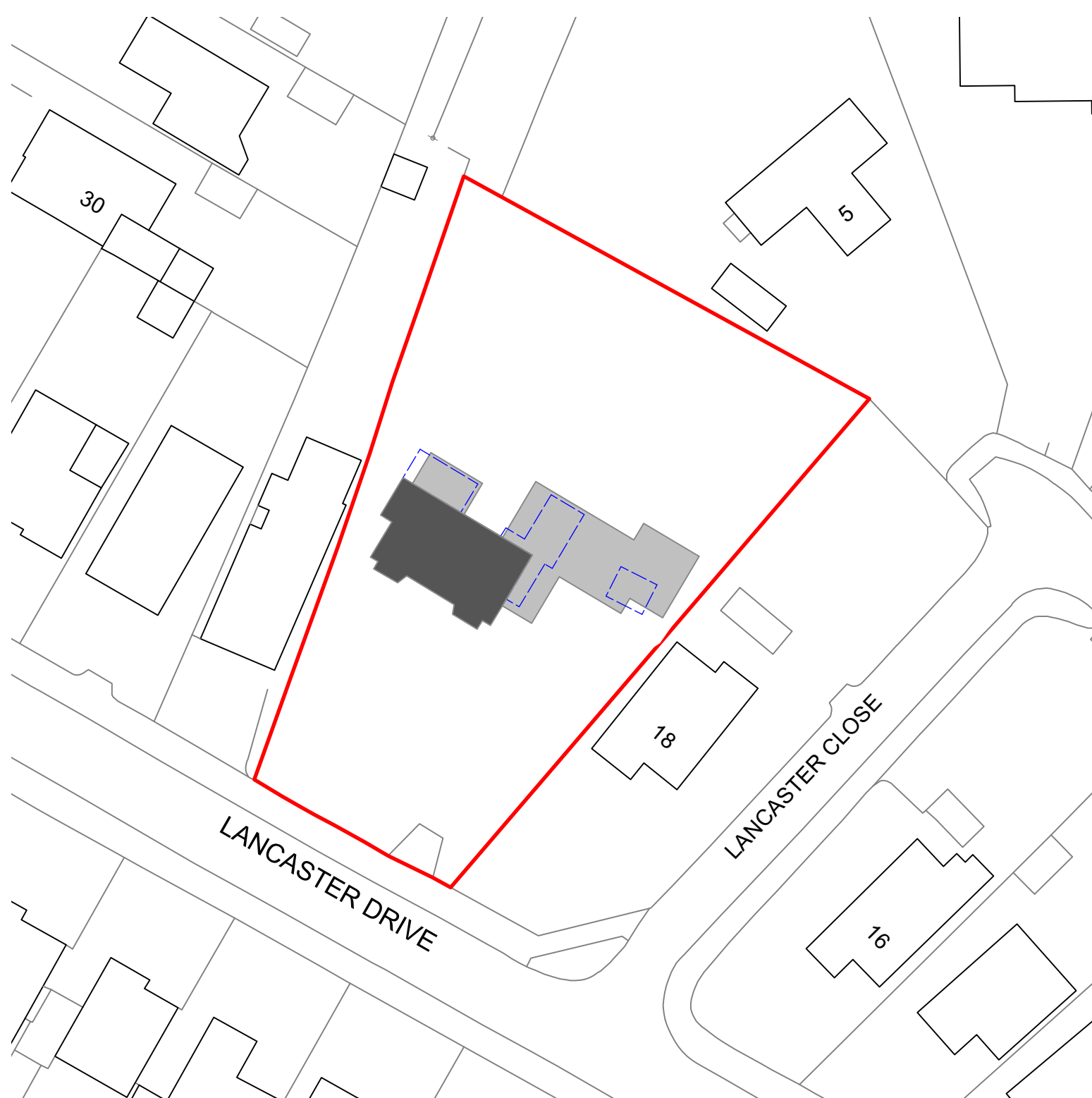
51

0m 50m



site location plan 1_1250 @a3

0m 25m



site block plan (proposed)_ 1_500 @a3

key

-  planning application area
-  to be demolished
-  existing house
-  proposed new construction

2026.05.29_rev a_red line confirmed

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LANCASTER DRIVE



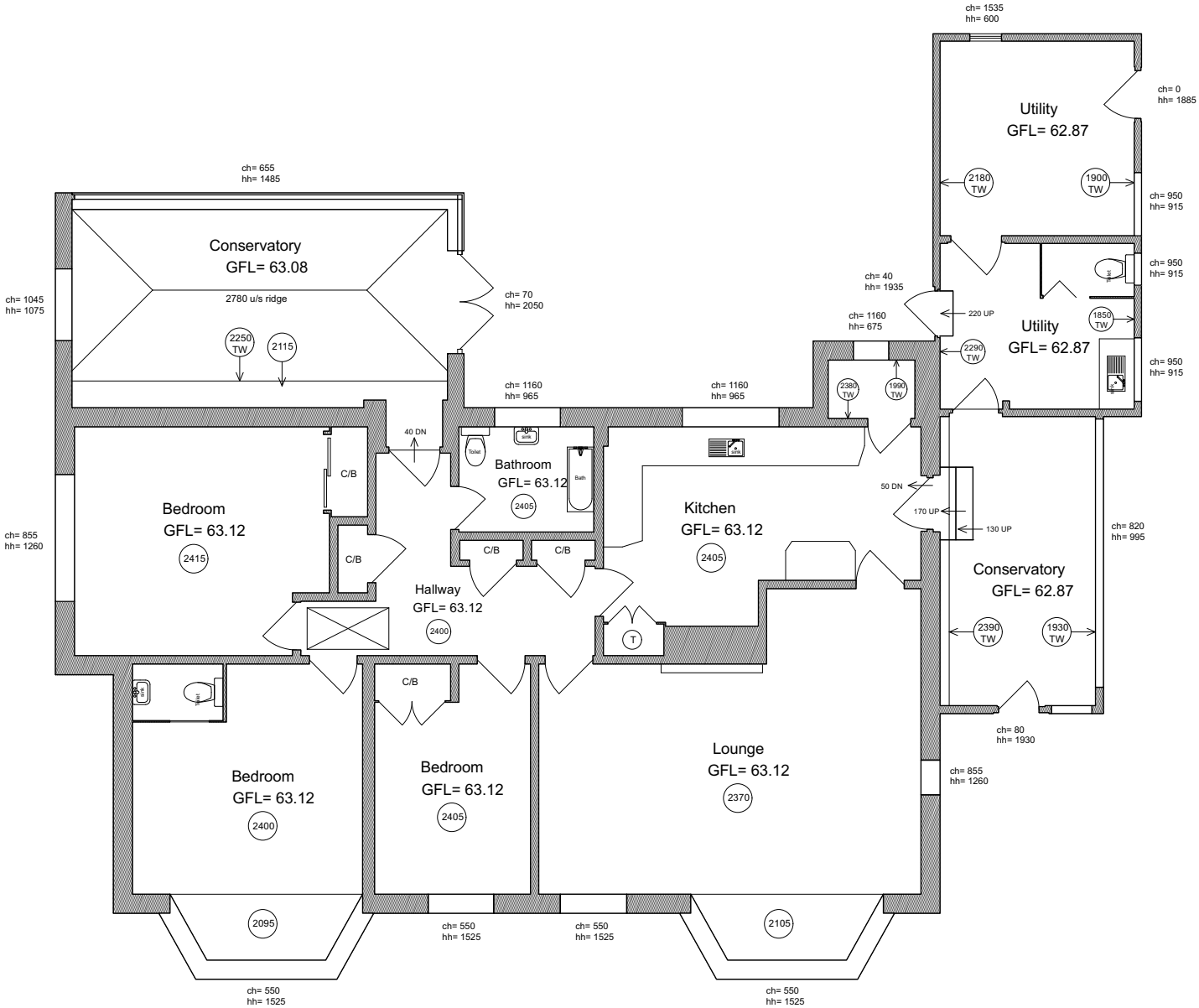
key
planning application area

full measured building survey and
topographical survey prepared by
Redline Surveys (dated 22.01.2026)

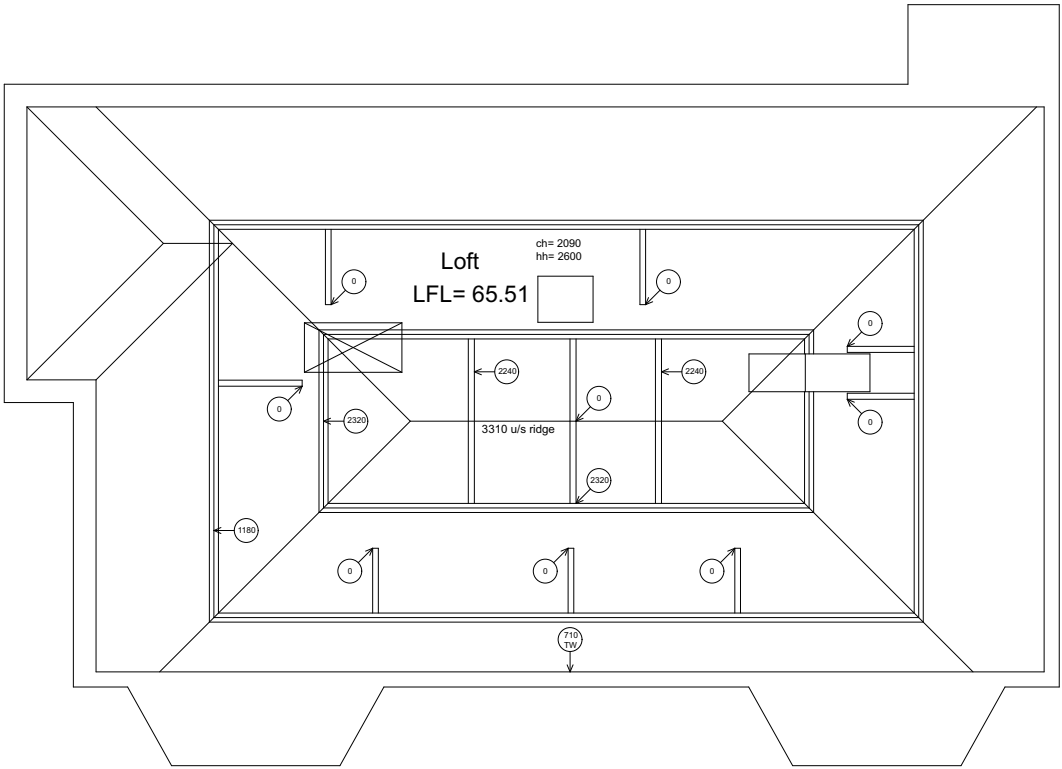
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55



existing ground floor plan 1_100@a3



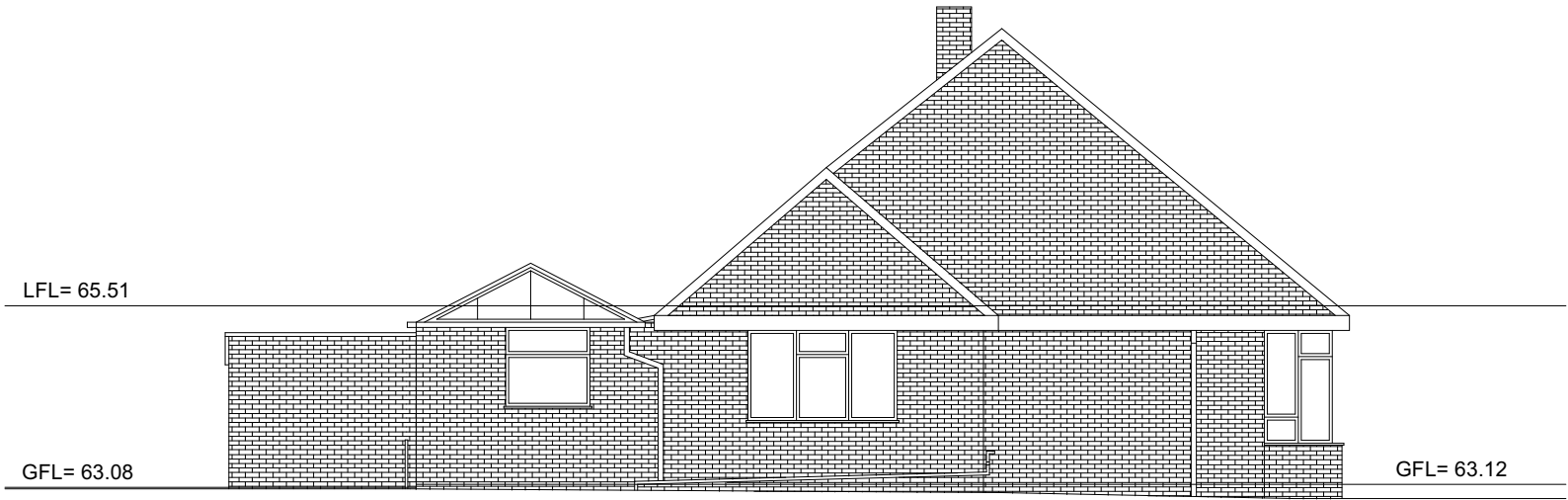
existing loft plan 1_100@a3

full measured building survey and
topographical survey prepared by
Redline Surveys (dated 22.01.2026)

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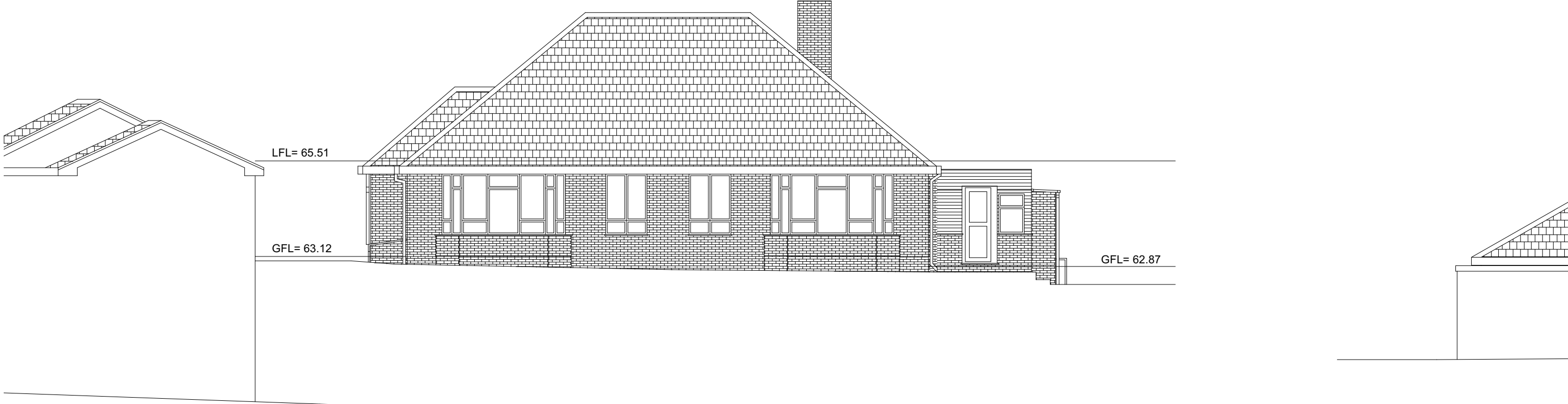
existing south east elevation (side) 1_100@a3



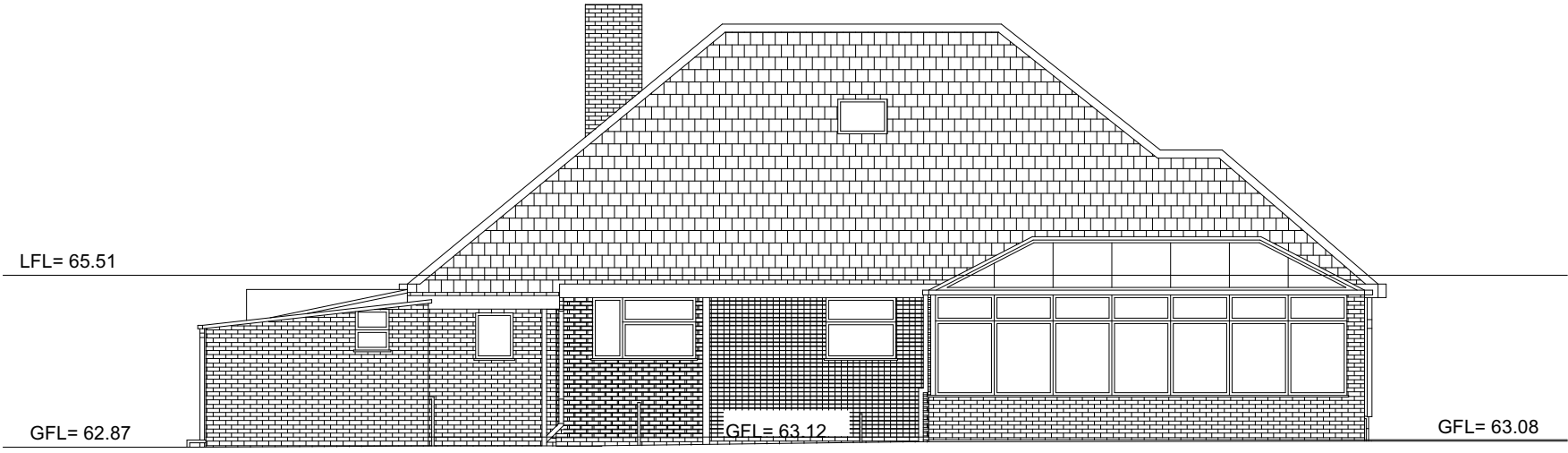
existing north west elevation (side) 1_100@a3

full measured building survey and
topographical survey prepared by
Redline Surveys (dated 22.01.2026)

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59 existing south west elevation (front) 1_100@a3

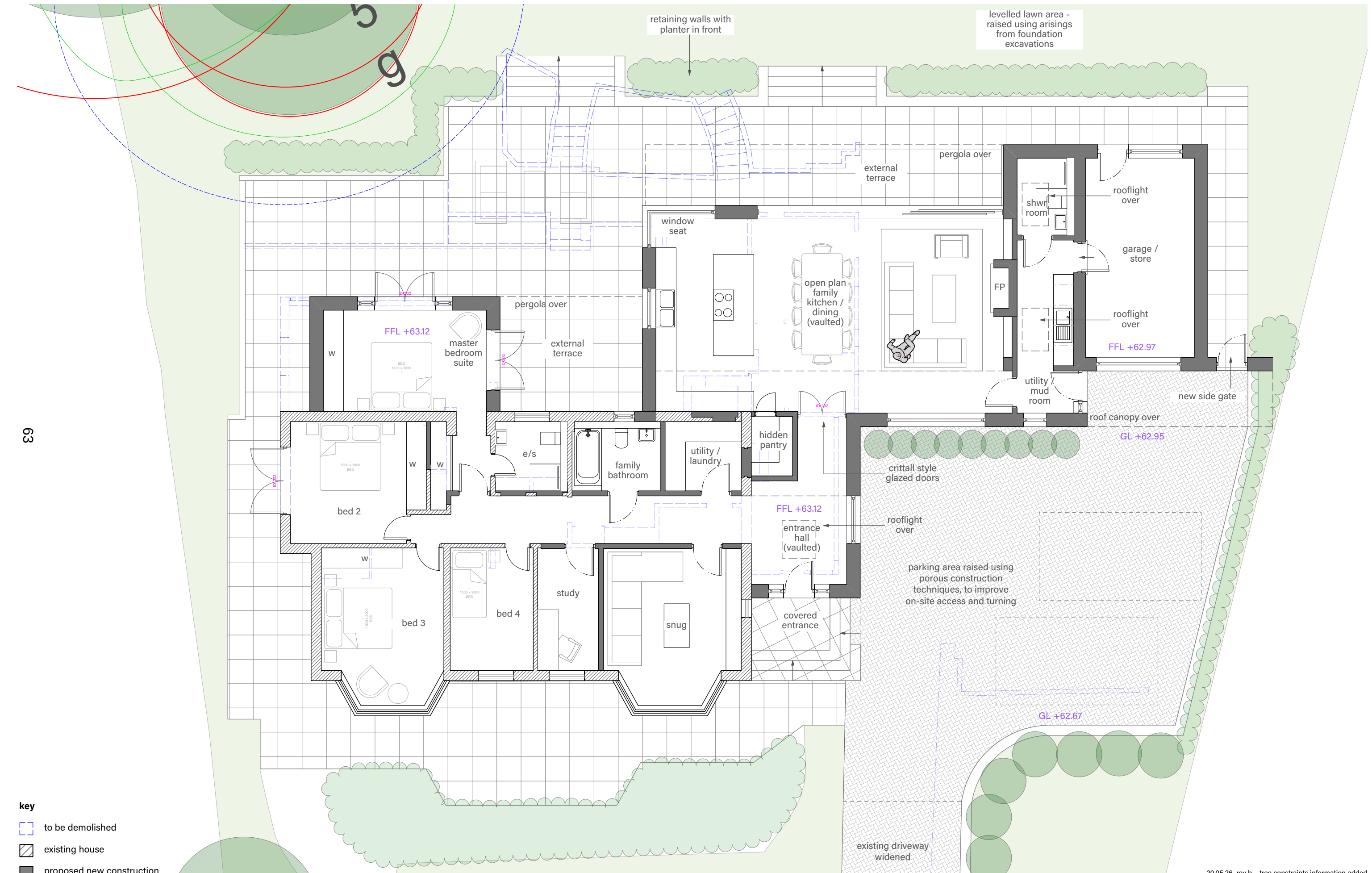


existing north east elevation (rear) 1_100@a3

full measured building survey and
topographical survey prepared by
Redline Surveys (dated 22.01.2026)

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proposed south east elevation (side) 1_100@a3



proposed north west elevation (side) 1_100@a3

new double doors added to existing bungalow

- key**
- 01 vertical charred timber cladding (black)
 - 02 aluminium capping
 - 03 facing brickwork
 - 04 roof tiles to match existing
 - 05 new windows / doors
 - 06 roof window
 -  to be demolished

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proposed south west elevation (front) 1_100@a3



proposed north east elevation (rear) 1_100@a3

- key**
- 01 vertical charred timber cladding (black)
 - 02 aluminium capping
 - 03 facing brickwork
 - 04 roof tiles to match existing
 - 05 new windows / doors
 - 06 roof window
 -  to be demolished

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