

Notice of Western BCP Planning Committee

Date: Thursday, 10 September 2026 at 10.00 am

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



Membership:

Chairman:

Cllr M Le Poidevin

Vice Chairman:

Cllr J Clements

Cllr 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=6525>

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

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

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

AIDAN DUNN
CHIEF EXECUTIVE

2 September 2026

**DEBATE
NOT HATE**



Available online and
on the Mod.gov app

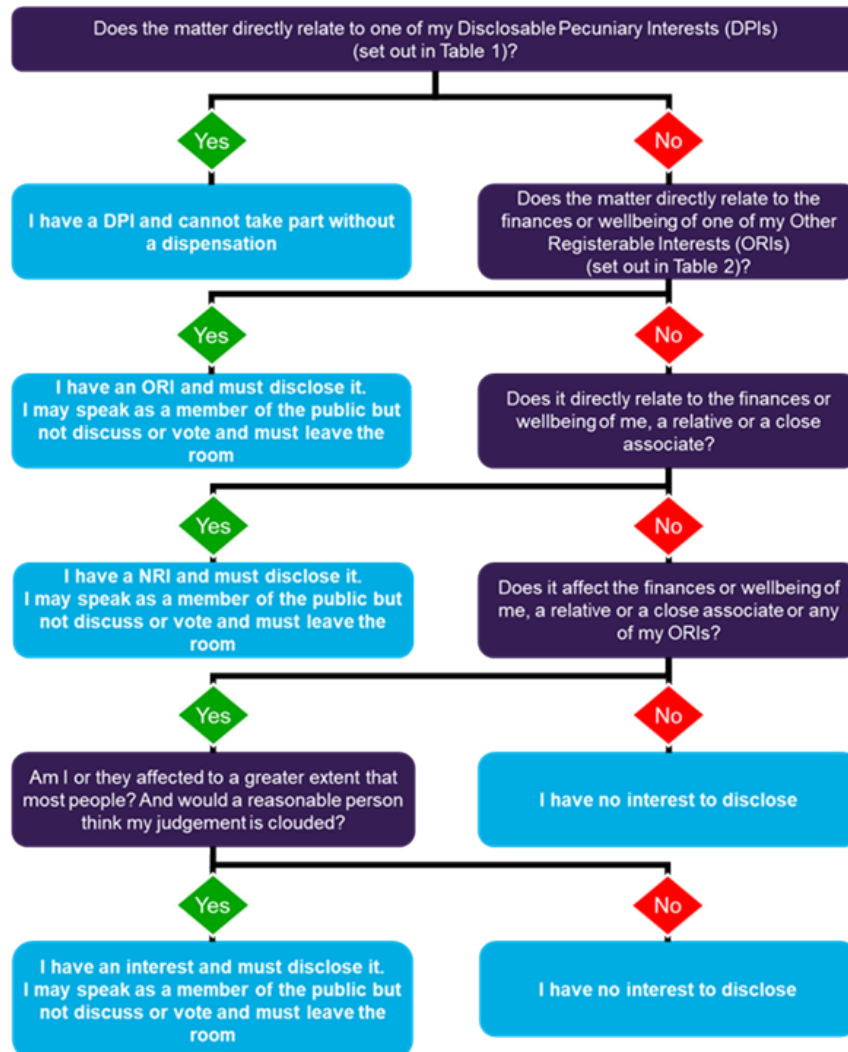


Maintaining and promoting high standards of conduct

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 any announcements from the Chairman.

3. Declarations of Interests

To receive any public questions, statements or petitions submitted in accordance with the Constitution. Further information on the requirements for submitting these is available to view at the following link: -

<https://democracy.bcpccouncil.gov.uk/ieListMeetings.aspx?CommitteeID=151&Info=1&bcr=1>

The deadline for the submission of public questions is mid-day 3 clear working days before the meeting.

The deadline for the submission of a statement is mid-day the working day before the meeting.

The deadline for the submission of a petition is 10 working days before the meeting.

4. Confirmation of Minutes

7 - 10

To confirm and sign as a correct record the minutes of the meeting held on 6 August 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 9 September 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

To consider any urgent decisions taken by the Chief Executive in accordance with the Constitution.

6. Schedule of Planning Applications

To receive any apologies for absence from Members.

a) **Land at Willett Road Poole Wimborne BH21 3DH**

Bearwood and Merley Ward

19 - 32

P/26/02509/CONDR

Variation of Condition 4 of planning permission APP/10/01025/C (Change of use from agricultural land to the keeping of horses and erect stables) to allow the stables to be used as riding stables, providing facilities to teach SEND children riding, teamwork and social skills.

b) **48 Hillbourne Road, Poole, BH17 7JB**

Creekmoor and Waterloo and Broadstone Wards

33 - 62

P/26/02224/FUL

Demolish garage and side and rear extensions, sever land and erect 2

chalet bungalows with parking.

ITEMS FOR INFORMATION

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.

7. Appeals Report

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

63 - 84

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

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BOURNEMOUTH, CHRISTCHURCH AND POOLE COUNCIL
WESTERN BCP PLANNING COMMITTEE

Minutes of the Meeting held on 06 August 2026 at 10.00 am

Present:-

Cllr M Le Poidevin – Chairman
– Vice-Chairman

Present: Cllr A Chapmanlaw, Cllr B Hitchcock, Cllr G Martin,
Cllr S McCormack, Cllr K Rampton and Cllr P Sidaway

31. Apologies

Apologies were received from Cllr J Challinor, Cllr J Clements, Cllr P Cooper and Cllr J Salmon.

32. Substitute Members

There were no substitute members.

33. Declarations of Interests

Cllr Sidaway declared that he had a pre determination in item 6b due to it being conserved by the Broadstone Town Council previously. He recused himself from the committee for item and spoke as a ward cllr.

34. Confirmation of Minutes

The minutes of the meeting held on 9 July 2026 were confirmed as an accurate record.

35. Public Issues

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

36. Schedule of Planning Applications

The Committee considered planning application reports, copies of which had been circulated and which appear as Appendices A – B to these minutes in the Minute Book. A Committee Addendum Sheet was published on 5 August 2026 and appears as Appendix C to these minutes.

37. Flat 2, 143 Alexandra Road, Poole BH14 9EP

Penn Hill ward

P/26/01846/FUL

Alterations to outbuilding to form ancillary accommodation

Public Representations

Objectors

- ❖ Adrian Parr
- ❖ Stephanie Newton

Applicant/Supporters

- ❖ Deborah Slade - Agent

Ward Councillors

- ❖ None registered

Resolved to GRANT permission in accordance with the recommendation set out in the officer's report, as updated by the Committee Addendum published on 05.08.26

Voting: For – 5 , Against – 2, Abstain – 0

Notes: Cllr Sidaway moved to the public gallery for the next item.

38. 20 Lancaster Drive, Poole BH18 9EL

Broadstone ward

P/26/02539/HOU

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.

Public Representations

Objectors

- ❖ None Registered

Applicant/Supporters

- ❖ Laura Bright - Applicant

Ward Councillors

- ❖ Cllr Peter Sidaway

Resolved to GRANT permission contrary to the recommendation set out in the officer's report, subject to power being delegated to the Head of Planning (Operations) to determine the final wording of conditions 3 year conditions, Arbocultural supervision during works, compliance with impact assessment, biodiversity. The applicant must provide an updated drawing to confirm placement of door, to be

reviewed and agreed between the chair and Head of Planning Operations.

Reasons for the decision:

Design in keeping with PP27

No overbearing or harmful impacts to neighbour

No objections from neighbours

Voting: Unanimous

Notes: Cllr Sidaway did not vote.

The meeting ended at 11.15 am

CHAIRMAN

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PLANNING COMMITTEE - PROTOCOL FOR SPEAKING / STATEMENTS AT PLANNING COMMITTEE

1. Introduction

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

2. Order of presentation of an application

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

3. Guidance relating to the application of this protocol

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

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

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

4. Electronic facilities relating to Planning Committee

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

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

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

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

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

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

7. Questions to person speaking under this protocol

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

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

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

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

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

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

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

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

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

11. Remote speaking at Planning Committee

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

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

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

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

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

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

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

14. Provisions relating to a statement

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

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

15. Assessment of information / documentation / statement

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

16. Guidance on what amounts to a material planning consideration

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

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

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

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

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

Note

For the purpose of this protocol:

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

Adopted by the Planning Committee on 17.11.22 and updated on 20.7.23



Planning Committee

Application Address	Land at Willett Road Poole Wimborne BH21 3DH
Proposal	Variation of Condition 4 of planning permission APP/10/01025/C (Change of use from agricultural land to the keeping of horses and erect stables) to allow the stables to be used as riding stables, providing facilities to teach SEND children riding, teamwork and social skills.
Application Number	P/26/02509/CONDR
Applicant	ROSE A YOUNG
Agent	Mr Hugo Van-Manen
Ward and Ward Member(s)	Bearwood & Merley Cllr Marcus Andrews, Cllr David Brown, Cllr Richard Burton
Report status	Public
Meeting date	10 September 2026
Summary of Recommendation	To refuse on grounds of highway safety
Reason for Referral to Planning Committee	Over 20 representations received contrary to the recommendation
Case Officer	Carolyn Goddard
Is the Proposal EIA Development?	No

Description of Proposal

1. Variation of Condition 4 of planning permission APP/10/01025/C (Change of use from agricultural land to the keeping of horses and erect stables) to allow the stables to be used as riding stables, providing facilities to teach SEND children riding, teamwork and social skills. The application form states that the use began in November 2025 and therefore the proposal is retrospective.

Description of Site and Surroundings

2. The application site is located to the north of the A31 and is accessed from a bridleway at the end of Willett Road. A footpath links the end of Willett Road to Oakley Hill. There is a vehicular access in the north west corner with a gate. There is a single storey stable block on the site built following grant of planning permission in 2010. The stable block is small in

relation to the size of the site and located centrally (on a line from east to west). It accommodates 4 horses.

3. The application site is on land above the A31 and is well screened from it. There are views into the land from the bridleway, although there is a screen of landscaping along the northern boundary. Dwellings along Merley Ways back onto the bridleway with most dwellings more than 20 metres from the boundary.

Relevant Planning History

4. Planning permission was granted subject to conditions on 26 October 2010 for the change of use from agricultural land to the keeping of horses and erect stables (ref: APP/10/01025/C). Conditions 2, 3, 5 and 7 required details to be submitted and approved by the Local Planning Authority prior to commencement (condition 2) and prior to commencement (conditions 3, 5 and 7). Conditions 2 and 5 were discharged on 15 February 2012; condition 3 was discharged on 14 March 2022 and condition 7 was discharged on 20 March 2012.

5. Condition 4 states:

The stables shall be used for the keeping of horses for social and domestic use only and shall not be used for commercial gain in association with any business.

Reason: To prevent intensification of the use on the site, the character and openness of the Green Belt and in accordance with Policy PCS23 of the Poole Core Strategy and Policy NE1 of the Poole Local Plan First Alteration Adopted 2004 (as amended by the Secretary of State Direction September 2007).

Agricultural Land, Merley Hall Farm, Wimborne

6. Retrospective change of use from agricultural land to dog training facility including: Lay a 5m x 3m strip of temporary hardstanding to be used for parking within the field boundary; Lay a gravel driveway to allow vehicle access to the field from Willet Road. Ref: APP/20/01470/F. Granted.

Constraints

- Green belt
- TPO Ref: 10/00025Area

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. For the purposes of this report regard has been had to the Human Rights Act 1998, the Human Rights Convention and relevant related issues of proportionality.

Consultations

9. **BCP Highways** – object
- Poole Town Council** - None received
- BCP Education** - None received
- BCP Rights of Way** - None received

Representations

10. 91 representations have been received objecting to the development on the grounds summarised below:
- Danger to pedestrians and cyclists using the public footpath from increased traffic in the lane
 - Increased traffic in Merley Ways
 - Increase in cars using the bridleway
 - Impact on local farming operations
 - Erode the peaceful rural character of the area
 - Loss of privacy to properties in Merley Ways due to riders being above the height of the boundary fence
 - Parking pressure
 - Not in keeping with the local plan
 - Land is not suitable for commercial stables
 - Danger to dogs and livestock from increased traffic in the lane
 - Bridleways strictly forbid use of cars
 - Not suitable site as a facility for SEND children due to traffic hazards
 - Concerns about impact on green space
11. 45 representations have been received supporting the development on the grounds summarised below:
- Good use of the land
 - Offers local employment and volunteering opportunities
 - Provides recreation for SEND pupils in a safe environment
 - Stables are well maintained
 - Cars are already safely accessing the site
 - SEND children really benefit
 - Small scale development will not generate much traffic
 - Provides significant therapeutic, educational, social and emotional benefits for SEND children
 - There are limited opportunities for recreational facilities for SEND children

- Can be accessed on foot and the benefits would outweigh the negatives

Key Issue(s)

12. The key issue(s) involved with this proposal are:
- Principle of development
 - Impact on the character and appearance of the area including the Green Belt
 - Highway safety
13. These issues will be considered along with other matters relevant to this proposal below.

Policy Context

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

The Poole Local Plan (Adopted November 2018)

PP01 Presumption in favour of sustainable development
 PP26 Sports, recreation and community facilities
 PP27 Design
 PP33 Biodiversity and geodiversity
 PP34 Transport strategy
 PP35 A safe, connected and accessible transport network

Supplementary Planning Documents

SPD7 Parking Standards SPD (adopted January 2021)

15. National Planning Policy Framework (August 2026) ("NPPF" / "Framework")

Including in particular the following policies:

Policy S3 states that decisions on development proposals should apply a presumption in favour of sustainable development. In all locations, development proposals that accord with both an up-to-date development plan and the decision-making policies in this Framework should be approved without delay.

Policy S4 states that development proposals within settlements should be approved unless the benefits of doing so would be substantially outweighed by any adverse effects, when assessed against the national decision-making policies in this Framework

Planning Assessment

Presumption in favour of sustainable development

16. At the heart of the NPPF is the presumption in favour of sustainable development. NPPF paragraph 11 states that in the case of decision making, the presumption in favour of sustainable development means that where there are no relevant development plan policies, or the policies which are most important for determining the application are out of date, planning permission should be granted unless policies in the Framework that protect areas of assets of particular importance provide a clear reason for refusing the development proposals or any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits when assessed against the policies in the Framework taken as a whole.
17. The Poole Local Plan sets out a spatial planning framework to meet objectively assessed needs to 2033. In accordance with Policy PP1, the Council will take a positive approach when considering development proposals that reflect the presumption in favour of sustainable development contained in the NPPF.

Land Use

18. Chapter 7 (Building a strong, effective economy) of the NPPF has the objective to enable businesses to invest, expand and adapt in a way that reflects the opportunities, challenges and characteristics of different areas, and supports long-term economic growth both locally and nationally.
19. Policy E2(a) states that “To support business growth, substantial weight should be given to the economic benefits of proposals for commercial development which allow businesses to invest, expand and/or adapt; especially where this would support the economic vision and strategy for the area..”.
20. Policy PP26 states that the Council supports proposals for new sports, recreation and community facilities or the enhancement/expansion of existing facilities if they are located in areas that are easily accessible by the local community through public transport and/or safe and convenient walking and cycling routes.
21. Para 8.15 of the justification for this policy states that community facilities make an important contribution to people’s quality of life and general well-being. They provide for the health, social, educational, spiritual, recreational, leisure and cultural needs of the community. In addition, such facilities help to create vibrant, sustainable neighbourhoods.
22. The lawful use of the land is for the keeping of horses for exercise and recreation in a private capacity. The proposal would provide a new community facility as a riding stable for SEND (special educational needs) children. The proposed hours of use are:
 - Tuesday – Sunday (inclusive), from 09:00am until 16:00pm.
23. It is acknowledged that this use provides a valuable community facility, as demonstrated by the number of comments received in support of the application. However, for the business and proposed community facility to be supported the site would need to be easily accessible by the local community through public transport and/or safe and convenient walking and cycling routes. In this case the site is accessed via a Public Bridleway and the proposal will result in the intensification of vehicle movements along a Public Bridleway that would increase the risk of conflict between vehicles and pedestrians and cyclists using the Public Bridleway. This is set out in detail in the Highways Impact section of this report. For these reasons the proposal fails to comply with PP26 of the Poole Local Plan.

Character and appearance including impact upon the Green Belt

24. Policy GB6(1) of the NPPF states that development in the Green Belt is inappropriate unless it falls within one of the categories in policy GB7. GB6(2) states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. Such circumstances will not exist unless the potential harm to the Green Belt by reason of inappropriateness and any other harm resulting from the proposed development, is clearly outweighed by other considerations. In making this assessment, substantial weight should be given to the harm to the Green Belt which would be caused, including harm to its openness.
25. Policy GB7 states that development in the Green Belt is inappropriate subject to certain exemptions including:
- f.iii Material changes in the use of land (such as changes of use for outdoor sport or recreation; and
 - f.iv The provision of appropriate facilities (in connection with the existing use of land or a change of use), including buildings, for outdoor sport, outdoor recreation.
26. Policy PP27 of the Poole Local Plan requires that proposal for development should exhibit a good standard of design and complement or enhance Poole's character. Development should adhere to the character and design principles of respecting the setting and character of the site, surrounding area and adjoining buildings of virtue of function, siting, landscaping and amenity space, scale, density, massing, height, design details, materials, and appearance.
27. In this case no operational development is proposed. The application seeks use of the stables built following grant of planning permission in 2010. The application form states that there will be an increase of vehicle parking on site (from 2 cars as existing to 5 cars) plus 2 disabled car parking spaces. However, the cars would be parked on an area of the field which does not involve any physical alterations to the land. As such the proposal would not cause harm to the openness of the Green Belt or harm to the character and appearance of the area, in compliance with the provisions of the NPPF and Policy PP27 of the Poole Local Plan.

Highways Impacts

28. Policy TR4 of the NPPF states that development proposals should be refused if they would have a severe adverse impact on the transport network (in terms of capacity and congestion, including cumulative impacts), or an unacceptable impact on highway safety; taking into account any mitigation measures proposed as well as any wider network improvements, including measures to support sustainable patterns of movement. This applies both during the construction phase and following completion.
29. PP27(f) of the Poole Local Plan states that development will be permitted provided that, where relevant, it provides an attractive public realm and a well-connected network of streets and spaces that considers the needs of all transport users prioritising the needs of pedestrians, cyclists and public transport users before private cars.
30. PP35 of the Poole Local Plan states that proposals for new development will be required to:
- (a) maximise the use of sustainable forms of travel;

- (b) provide safe access to the highway;
 - (c) contribute positively to the retention and creation of:
 - (i) attractive, safe and accessible places; and
 - (ii) safe, convenient pedestrian and cycling routes; and
 - (d) improve safety and convenience of travel, including improved access to local services and facilities by foot, cycle and public transport;
31. Section 1.2.3 of the BCP Parking Standards SPD sets out other aims of the SPD, including to balance the needs of different users on transport networks, protect amenity, improve accessibility and highway safety, encourage more travel on foot, by bicycle, by public transport or using low emissions vehicles to reduce CO2 emissions and benefit air quality and to minimise conflict between pedestrian, cyclists and vehicles with safe, convenient and useable parking provision.
 32. Section 5.9.9 states of the BCP Parking Standards SPD states that the safety and convenient movement of pedestrians should be a priority in new developments.
 33. BCP Highways have been consulted. They state that the site is accessed from a Public Bridleway (113) along Willett Road, with the Bridleway continuing and linking with a footpath at the end of Willett Road, which leads onto Oakley Hill. The footpath onto Oakley Hill has bollards at either end to prevent vehicle access.
 34. Public Bridleways are restricted for use for riding/leading horses, pedestrians and cyclists, with vehicle access restricted, although with this Public Bridleway the owners/leaseholders of land off the bridleway may have some limited access rights. The first section of this Public Bridleway also forms part of the Stour Valley Way, so has a promoted status, which the Local Authority has a duty to protect as per the adopted BCP Rights of Way Improvement Plan.
 35. In addition, within BCPs Local Cycling and Walking Infrastructure Plan (LCWIP), adopted March 2022, Willett Road and this bridleway is defined as part of the Secondary cycle network (and links to the Primary Cycle Network along Oakley Hill – B3703. Therefore, this route provides an important link for cyclists to the primary cycle network.
 36. The Highway Authority would have concerns with any proposal that would intensify vehicle movements along an existing Bridleway, due to the potential conflict between vehicles and legitimate users of the Bridleway. The Bridleway in question, whilst relatively wide at sections, has some bends with limited visibility, no dedicated footpath and areas where two vehicle movements may be restricted, and whilst vehicles may be driving at low speeds, the above issues raise concerns and would increase highway safety risks.
 37. In addition, there is no lighting along the Bridleway, and therefore at times, especially during inclement weather, visibility would be further restricted, which would increase the risk of conflict. Therefore, the Highway Authority would have concerns with vehicle intensification of this Public Bridleway.
 38. The operator (HD Horsemanship) has been made aware of the highway issues and has advised of the measures being taken to reduce traffic along the bridleway including the following:
 - *“We no longer permit clients to drive down the bridleway to our yard. Clients are instructed to park on surrounding roads if Oakley Hill and walk to our premises.*

- *We have opened our rear gate for able-bodied clients to use. This gate is situated immediately adjacent to the entrance of the bridleway from Oakley Hill, providing a much shorter and more convenient walking route while eliminating the need for clients to travel further down the bridleway.*
- *We have communicated these changes directly to all new and existing clients, please see attached website and booking confirmation details which outline this.*
- *Our sessions are pre-booked and carefully staggered to avoid multiple arrivals and departures at the same time.*
- *The majority of our work is delivered on-site with horses, meaning there is no continual vehicle movement throughout the day.*
- *Staff vehicle numbers are kept to an absolute minimum, which right now is two cars daily, myself and my yard manager.*
- *We continue to review our operations and remain willing to implement any further reasonable measures where appropriate”.*

39. It is acknowledged that these measures, in particular, advising clients not to drive to the site but to park nearby and walk to the site via the footpath along Oakley Hill, do seek to reduce traffic along the bridleway. However, the behaviour of the clients outside of the site cannot be controlled by the operator, especially during periods of inclement weather, clients running late or for general convenience, where clients and employees would look to drive directly to the site.

40. Although the proposal is relatively small in scale it is considered that it will result in the intensification of vehicle movements along a Public Bridleway (113) and increases the risk of conflict between vehicles and legitimate users of the Public Bridleway. As a result, the proposal increases highway safety dangers and does not meet the aims of delivering safe and sustainable development. The proposal is therefore contrary to Local Plan Policies PP27 and PP35 of the Poole Local Plan 2018 and the BCP Parking Standards SPD.

Residential Amenity

41. Policy PP27 of the Poole Local Plan (2018) outlines that development should not result in a harmful impact upon amenity for the local residents or future occupiers considering levels of sunlight and daylight, privacy, noise and vibration, emissions, artificial light intrusion and whether the development is overbearing or oppressive.

42. The proposal does not involve any operational development but uses the existing stable block on the site. The application site has been used for the keeping of horses for private leisure use since 2010 for the same number of horses. The nearest residential properties are in Merley Ways and are at least 20 metres away from the rear of most of the dwellings and are separated by vegetation along both sides of the bridleway. As such the proposal would not cause harm to occupants of neighbouring residential properties including in terms of noise or loss of privacy. The proposed development would preserve the living conditions of occupants of neighbouring properties in accordance with PP27 of the Poole Local Plan.

Biodiversity Net Gain

43. The NPPF at chapter 15 ‘conserving and enhancing the natural environment’ sets out government views on minimising the impacts on biodiversity, providing net gains where

possible and contributing to halt the overall decline in biodiversity. The Local Plan Policy PP33 – biodiversity and geodiversity, sets out policy requirements for the protection and where possible, a net gain in biodiversity.

44. In addition, a 10% biodiversity net gain (BNG) is required as per the Environment Act 2021 though exemptions apply. This proposal is exempt as it is a Section 73 application to vary a condition of a permission that was granted prior to the introduction of BNG. In addition, the proposal is for a change of use with no operational development proposed.

Planning Balance / Conclusion

45. The proposal provides a new community facility, it would preserve the openness of the green belt, the character of the area and the living conditions of occupants of neighbouring properties. However, the proposal would result in the intensification of vehicle movements along a Public Bridleway and increases the risk of conflict between vehicles and legitimate users of the Public Bridleway. The Public Bridleway, which is part of the Stour Valley Way and secondary cycle network, contains bends with limited visibility and areas where two vehicle movements may be restricted; it has no dedicated footpath and no lighting. The proposal would endanger highway users and does not meet the aims of delivering safe and sustainable development.
46. It is considered that the community benefits would be outweighed by the harm to highway safety.

Recommendation

47. Refuse planning permission for the following reason;
- 1) The proposal increases highway safety dangers and does not meet the aims of delivering safe and sustainable development. The proposal is therefore contrary to Local Plan Policies PP27 and PP35 of the Poole Local Plan 2018 and the BCP Parking Standards SPD.

Background Documents:

P/26/02509/CONDR

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

Notes.

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

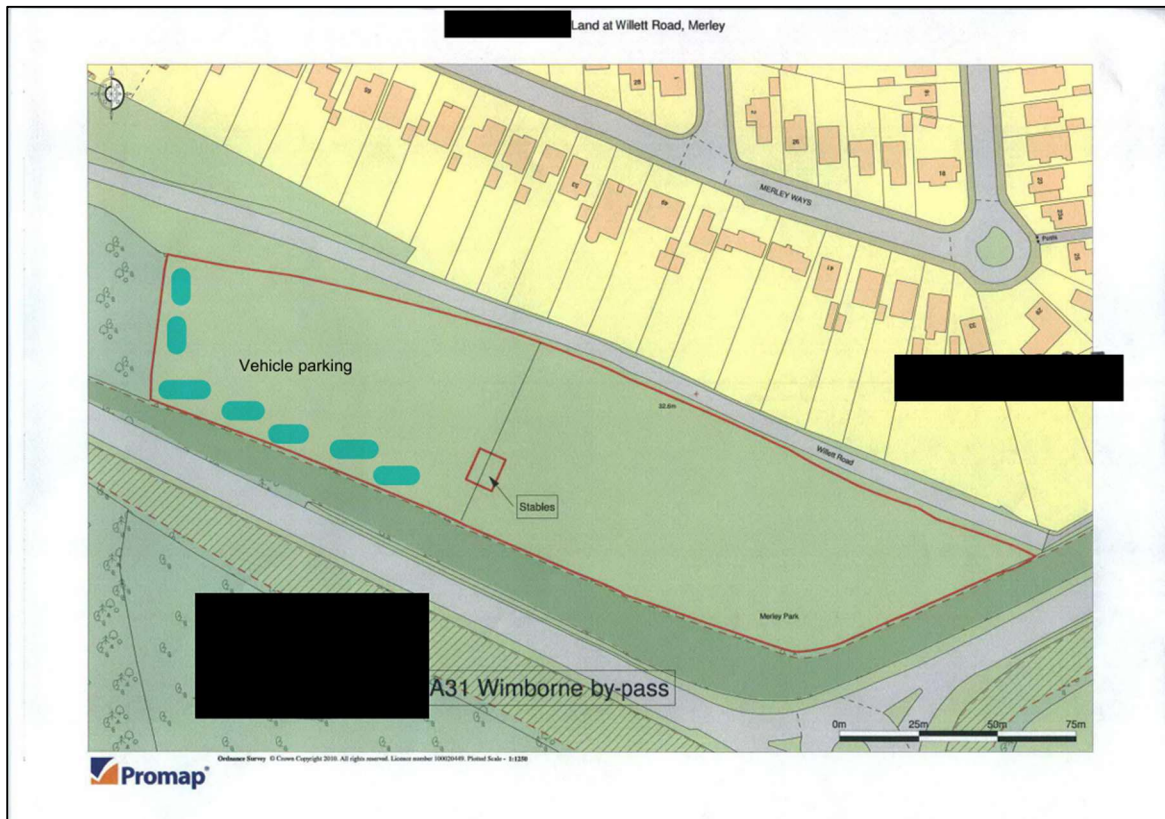
Reference to published works is not included.

Case Officer Report Completed:
Officer: Carolyn Goddard
Date: 19/08/2026

Agreed by: Katie Herrington
Date: 27/08/2026
Comment:

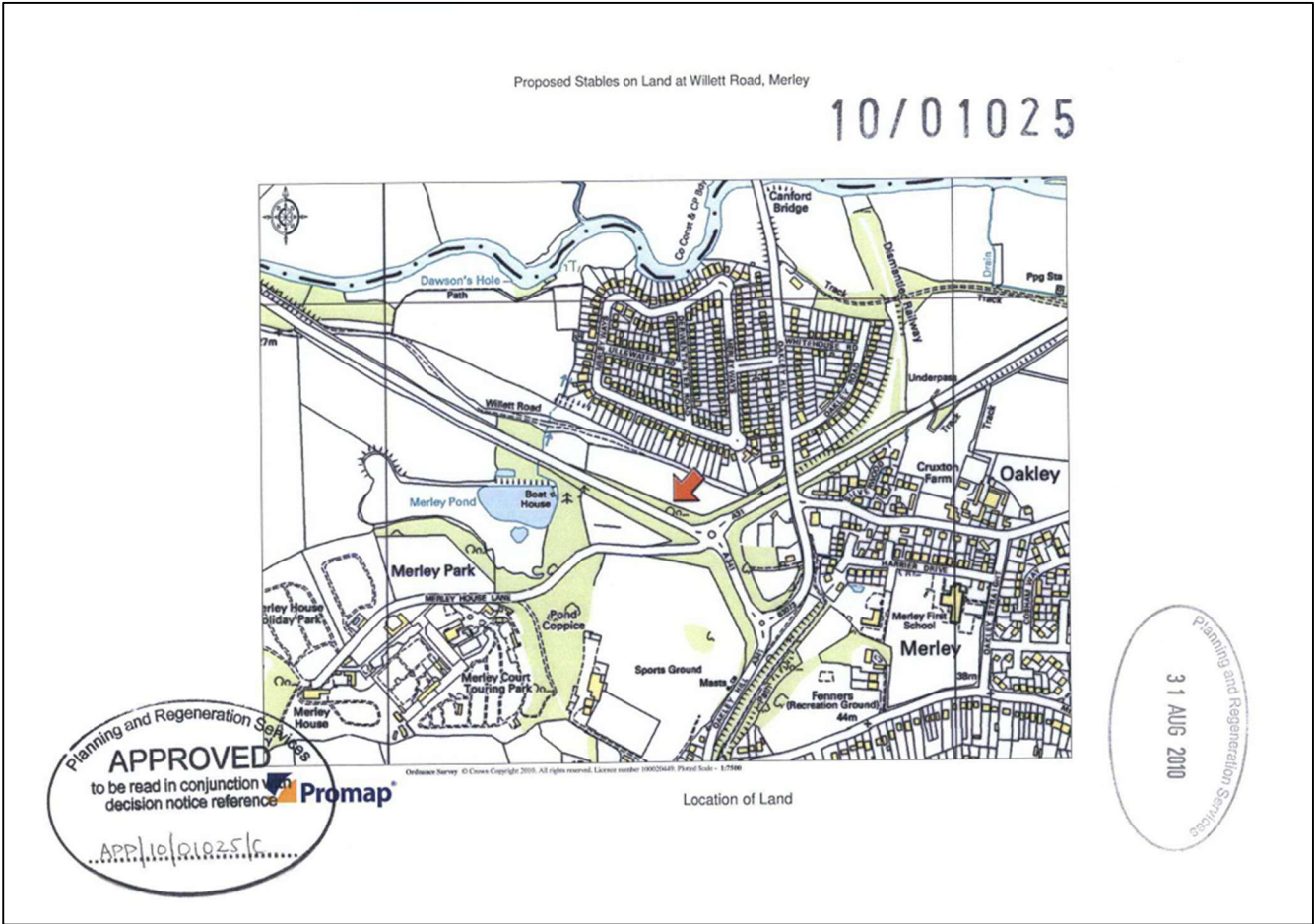
Land at Willett Road P/26/02509/CONDR

Block Plan



Location Plan





Proposed Stables on Land at Willett Road, Merley



Promap

Ordinance Survey © Crown Copyright 2010 All rights reserved. Licence number 100020441 Printed Scale - 1:8250



south elevation



west elevation

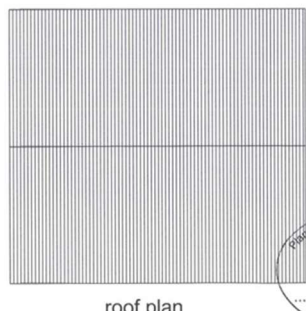


east elevation

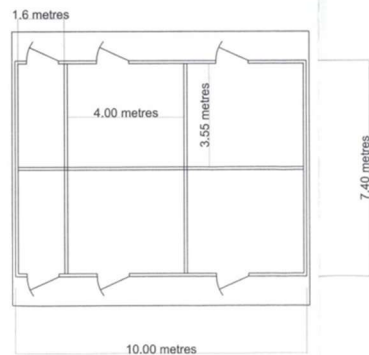


north elevation

0 1 2 3 4 5
scale 1:100



roof plan



Planning and Regeneration Services
RECEIVED
29 SEP 2010
AMENDED PLAN

General notes:

Walls of horizontal
timber cladding
Roof of dark grey steel
sheets
Structure of timber

Planning and Regeneration Services
APPROVED
to be read in conjunction with
decision notice reference
APP/15/01625/C

No	Date	Revision
2	20.04.2010	Drawn
1	20.04.2010	Drawn changed
0	20.04.2010	Original design

Yes Date Location

Wessex
Surveyors
RICS

Wessex Surveyors
Rumblers
Bere Regis
Dorset BH20 7HT
Tel 01929 472609

Client: Miss R Young

Job Title:
Stables at Poole Road

Drawing Title:
Elevations and floor
plan

Scale: 1:100 at A3

Date: 20th April 2010

Drawn by: S J Munnings MRICS

Drawing No: SJM 10/0106

Revision: 2

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Planning Committee

Application Address	48 Hillbourne Road, Poole, BH17 7JB
Proposal	Demolish garage and side and rear extensions, sever land and erect 2 chalet bungalows with parking
Application Number	P/26/02224/FUL
Applicant	Birchmile Ltd
Agent	Chris Shipperley Chapel Studios 14 Purewell, Christchurch, BH23 1EP
Ward and Ward Member(s)	Creekmoor - Cllr Judy Butt, Cllr Paul Slade Broadstone - Cllr Peter Sidaway, Cllr Vikki Slade
Report status	Public
Meeting date	10 September 2026
Summary of Recommendation	Grant
Reason for Referral to Planning Committee	Ward Cllr (Peter Sidaway) Overdevelopment of the site. Not enough amenity space. • The left hand bungalow is very close to the boundary and kitchen window of the property behind at 131 York Road. • The current plot had a small bungalow on it and now the proposal is for three bungalows, Each would have very little amenity space compared to the other properties in the immediate area. detached houses. • Overlooking the neighbouring property • This property is the first across the boundary in Creekmoor. If this property was in Broadstone, it would not meet Broadstone Design Guide or Neighbourhood Plan policies
Case Officer	Dominika Robbins

Is the Proposal EIA Development?	No
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Description of Proposal

1. Demolish garage and side and rear extensions, sever land and erect 2 chalet bungalows with parking.

Description of Site and Surroundings

2. The application site is a large corner plot occupied by a detached bungalow. It is located at the junction between York Road and Hillbourne Road. The existing dwelling is centrally located within the plot with the access driveway taken from Hillbourne Road. The existing building is set far back into the plot. There is mature vegetation around the perimeter of the site including a large tree towards the south-west of the site. The remainder of the garden is laid to lawn with some ornamental shrub planting.
3. There is an existing vehicular access from Hillbourne Road, and York Road. Pedestrian access is gained from Hillbourne Road.

Relevant Planning History

4. **2024** - Demolition of existing dwelling and erection of four no. detached bungalows, formation of access and parking – **refused** (APP/24/00829/P)

Refusal reasons:

- The proposed sub-division of the site in the manner proposed would create four resultant plots that would be considerably smaller and narrower than the other plots in the immediate vicinity of the site and which would be at odds with and disrupt the established prevailing pattern and grain of development and would appear cramped and contrived. As a result, the proposed development would fail to reflect the well-defined spatial relationship that exists between dwellings, as well as disrupting the sensitive balance between the built form and landscaping, that are characteristic features of this part of the street scene. As such, the proposals would conflict with the provisions of Policy PP27 of the Poole Local Plan 2018, which requires a good standard of design in all new developments, that reflects or enhances local patterns of development and neighbouring buildings in terms of layout and siting, Policy PP28 which sets out that plot sub-divisions will only be permitted where there is sufficient land to enable a type, scale and layout of development which would preserve or enhance the area's residential character, and the aims of the National Planning Policy Framework (the Framework) which promote good design.
- The submitted arboricultural information does not take the constraints of a large mature Oak tree fully into consideration and has not demonstrated that the development can be built and used without detriment to an important street tree. The information is contrary to section 4.6.2 of BS:5827:2012 Trees in Relation to Design, Demolition and Construction. The works are likely to cause damage to the Oak tree, which is contrary to the provisions of Policy PP27 of the Poole Local Plan (November 2018).

- Lack of SAMMs payment

This application was also dismissed at appeal (APP/V1260/W/25/3361229) as it would result in substantial harm to the character and appearance of the area, raising conflict with the development plan. The Inspector said: *“The dwellings would be modest in size and would be set close to the highway. Due to their proximity these would be a dominant form of development. This would harm the streetscene in contrast with the recessed appearance of local built form, largely set behind mature planting. This effect would also reduce the sense of spaciousness in the area. Furthermore, the prominence of the proposal could not be materially softened by plant screening due to the limited depth of front gardens. Therefore, whilst the plot widths and proposed materials would be comparable to local examples, the scheme would be an obtrusive form of development, having an adverse effect on the character of the site and its surroundings. Furthermore, the parking spaces associated with plot 3 would be located on York Road, alongside an oak tree. The parking provision for this plot would be remote from the dwelling and would not be provided in a convenient or practical location. Accordingly, future occupiers would have to carry items a long distance to and from their vehicles around the corner of the site. The position of this parking would also prevent owners’ natural surveillance of their vehicles, raising crime and safety concerns, and representing an element of poor design that further weighs against the scheme.”*

Constraints

5. Poole Harbour Nutrient Catchment Zone
6. TPO REF: 24/00005
7. The site is within 5km (but not within 400m) of Heathland SSSI

Public Sector Equalities Duty

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

Other relevant duties

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

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

Consultations

13. BCP Highway Services – no objection subject to appropriate conditions.
14. BCP Waste & Recycling – no objection.
15. BCP Arboricultural Team – no objection subject to appropriate conditions.
16. BCP Environmental Health Team – no objection.

Representations

17. Site notices were posted outside the site on 21 May 2026 with an expiry date for consultation of 12 June 2026 and additional site notices were displayed on 21 July with an expiry date for consultation of 11 August 2026 due to submission of the amended plans including insertion of additional gable windows to unit 1 and 2.

2 letters of representations have been received from the same address raising objection to the proposal. The issues raised comprise the following:

- Properties no.1 and 2 would breach building line at Hillbourne Road,
- Property no.1 would be built too close to the boundary with No.131 York Road that would cause subsidence to our driveway and bungalow and lack of natural light into a kitchen window,
- Pilling and excavation proposed next to the property at no. 131 York Road having impact on ground stability,
- vibrations, intrusive noise plus airborne dust and particulates emitted during construction,
- Property no.1 would encroach into the protective area around the oak tree.

Officer's comments: Comments regarding pilling and excavation proposed next to the property at no. 131 York Road having impact on ground stability is a civil matter covered by the Party Wall Act 1996.

Key Issue(s)

18. The key issues involved with this proposal are:

- Presumption in favour of sustainable development
- Principle of development

- Impact on the character and appearance of the area
- Impact on the residential amenity
- Impact on parking and highway safety
- Impact on trees
- Flood risk issues and drainage
- Sustainability considerations
- Biodiversity considerations
- Waste collection considerations
- SAMM/CIL compliance

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

Policy Context

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

These include specifically the following policies:

Poole Local Plan (Adopted November 2018)

- PP01 Presumption in favour of sustainable development
- PP02 Amount and Broad Location of Development
- PP27 Design
- PP28 Flats and plot severance
- PP31 Poole's coast and countryside
- PP32 Poole's important sites
- PP33 Biodiversity and geodiversity
- PP34 Transport strategy
- PP35 A safe, connected and accessible transport network
- PP37 Building sustainable homes and businesses
- PP39 Delivering Poole's Infrastructure

Supplementary Planning Documents:

BCP Parking Standards SPD (adopted January 2021)

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

The Dorset Heathlands Interim Air Quality Strategy SPD (2020-2025)

National Planning Policy Framework (August 2026)

- DM1 – 10 Decision Making Policies
- D1-6 Achieving sustainable development

- H01 – 13 Delivering a sufficient supply of homes
- L1-3 Making effective use of land

Planning Assessment

Presumption in favour of sustainable development

21. Policy S3: Presumption in favour of sustainable development (1) of the Framework states that Decision on development proposals should apply a presumption in favour of sustainable development. For proposals within settlements, Policy S4 of the Framework should be applied.
22. Policy S4: Principle of development within settlements (1) states that Development proposals within settlements should be approved unless the benefits of doing so would be *substantially outweighed* by any adverse effects, when assessed against the national decision-making policies in this Framework.
23. Policy H07(1) of the Framework, Meeting the need for homes, states that in applying the policies in this Framework, substantial weight should be given to the benefits of providing homes which will contribute towards meeting the evidenced accommodation needs of the community, as identified through needs assessments prepared for the area of the local planning authority and other relevant evidence. This includes, but is not limited to, homes needed for different groups assessed under policy HO1.
24. As of 1 April 2025, BCP Council can demonstrate a 2.55 year housing land supply against the required five year supply, which includes a 20% buffer. Consequently, in accordance with paragraph 11 of the NPPF, the relevant housing policies are considered out of date, as the local planning authority is unable to evidence a five year supply of deliverable housing sites.
25. For this planning application, the benefits provided from the supply of an additional residential unit is considered to carry significant weight in the planning balance.

Principle of development

26. The Poole Local Plan sets out a spatial planning framework to meet objectively assessed needs to 2033. In accordance with Policy PP01, the Council will take a positive approach when considering development proposals that reflect the presumption in favour of sustainable development contained in the NPPF.
27. In terms of meeting housing needs, a strategic objective of the Poole Local Plan is to deliver a wide range and mix of homes in the most sustainable locations. Policy PP02 identifies the amount and broad locations of development and states that the majority of new housing will be directed to the most accessible locations within Poole, these being the town centre, district and local centres and locations close to the sustainable transport corridors. A sustainable transport corridor is defined as 400 metres either side of a road capable of extending service provision by the end of the plan period to four buses per hour (each way) or within 500 metres radius of a railway station. The intention of this policy is that within these areas the majority of higher density development will place a greater number of people within close walking distance of public transport and a range of services/facilities as a convenient alternative to use of the car.

28. This approach is reinforced by Policy PP34 which also states that new development will be directed to the most accessible locations which are capable of meeting a range of local needs and will help to reduce the need for travel, reduce emissions and benefit air quality, whilst PP35 also states that proposals for new development will be required to maximise the use of sustainable forms of travel. Significant weight therefore has to be applied to the provision of additional residential accommodation which meets these policy objectives.
29. The application site is located within the sustainable transport corridor, as described by Policy PP2 of the Poole Local Plan. Therefore, the principle of residential development on site is acceptable, subject to its compliance with the adopted policies. This is discussed below.

Impact on the character and appearance of the area

30. Policy PP28 states that residential proposals involving plot severances or plot sub-divisions will only be permitted where there is sufficient land to enable a type, scale and layout of development, including usable amenity space to be accommodated in a manner which would preserve or enhance the area's residential character.
31. Policy PP28 is reinforced by Policy PP27 of the Poole Local Plan, which also seeks to ensure that development exhibits a high standard of design that will complement or enhance Poole's character and local distinctiveness by respecting the setting and character of the site, surrounding area and adjoining buildings by virtue of function, siting, landscaping and amenity space, scale, massing, height, design details, materials and appearance.
32. Framework Policy DP3(1), *Key principles for well-designed places*, states that Development proposals should respond to their context (the history, character and features of their site and its setting), so that they integrate with and enhance their surroundings; such as through the arrangement of development plots and buildings, the use of materials and architectural features, and the restoration, reuse and integration of heritage assets. This should not preclude innovation or change where appropriate, especially where an increased scale or density of development is justified in accordance with policies L2 (Making effective use of land) and L3 (Achieving appropriate densities).
33. The surrounding character of the area is residential, comprising detached bungalows houses and semi-detached houses of varying architectural form, merit and materials. The majority of the houses on the street are set well back or behind dense landscaping. Building ranges from chalet bungalows to two storey houses. There are clear visual breaks between the facing side elevations of neighbouring properties in all cases in the row. There is a consistency and uniformity in building line to houses fronting onto Hillbourne Road.
34. The site currently has a substantial garden which is under used and is an anomaly in the pattern of development within the local area. The proposal is to demolish side and rear extensions of the existing house and to split the application site to three smaller plots to accommodate 2 new detached houses with parking and outdoor garden space.
35. The previous application for 4 new dwellings (APP/24/00829/P) was refused by the LPA and one of the reasons of that refusal was size and width of the new plots being not in keeping with prevailing pattern and grain of development and would appear cramped and contrived. At the appeal stage ((APP/V1260/W/25/3361229), however, although the Inspector stated that the dwellings would be set close to the highway and due to that they would constitute a dominant

form of development that would harm the streetscene, they considered that the plot widths and proposed materials would be comparable to local examples.

36. Taking into consideration that the current scheme proposes the application site being split into three new plots not four as previously refused and dismissed, it would be considered that their sizes would be in keeping with various sizes of plots in the area.
37. The existing dwelling – chalet bungalow – would be retained but side and rear extensions would be demolished. The 2 new proposed houses would be 2 storeys chalet houses. The remaining property and Unit 2 (that would be sited to the east of the application site) would be accessed from Hillbourne Road and Unit 1 (to the west of the application site) – from York Road.
38. Comparing with the previously refused and dismissed scheme, the proposed houses would be set back from Hillbourne Road, and although Unit 1 and 2 would slightly encroach the established building line at this road, on balance, it would not be considered to be dominant or cause material harm to the street scene.
39. To the south of all the properties facing Hillbourne Road and to the west of Unit 1 facing York Road, there are proposed garden areas enclosed by 1m hedge that would retain sense of spaciousness. There are also proposed 2 hardstanding parking spaces for each of the property.
40. With regards to the scale and design of the remaining property and 2 new houses, they all would be of similar scale and height, would have pitched roofs with front dormers and finishing materials would be in keeping with those present in the street scenes of Hillbourne Road and York Road.
41. Therefore, the proposal would preserve the pattern of development in the area that is in accordance with the provisions of the Policy PP27 of the Poole Local Plan.

Impact on the residential and neighbouring amenity

42. 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.
43. Policy PP28 states that residential proposals involving plot severances or plot sub-divisions will only be permitted where there is sufficient land to enable a type, scale and layout of development including parking and usable amenity space to be accommodated in a manner which would preserve or enhance the area's residential character.
44. The remaining dwelling due to side and rear extension proposed to be demolished and no new extensions or alterations to be erected, would not introduce any new shading, overbearing impact and would not cause loss of outlook for the occupants of the neighbouring properties.
45. Unit 2 would be sited approx. 1m from the boundary with No. 46 Hillbourne Road, however, any shading casting towards this property in the afternoon hours and impact related to mass of this proposed unit would impact the garage located at this neighbouring site erected on next to the boundary with the application site. Therefore, amenities of No.46 Hillbourne Road would be preserved.
46. Unit 2 would cause some shading towards No.2 York Close throughout a day. However, this unit would be erected approx. 5m away from the boundary with this neighbouring property and taking

into consideration its height of 7m with a pitched roof, it would cause no material harm for this neighbour in terms of shading, loss of sunlight/daylight, loss of outlook or overbearing impact.

47. Unit 1 would be erected only 1m from the property at no. 131 York Road and would be 7m in height. There are 2 windows on this property's southern elevation – one serving the kitchen and another one serving the living room. The living room window is inserted close to the front elevation of this neighbouring property and therefore, would only be affected by some shading casted by Unit 1 in the morning hours. The kitchen window would experience more of that shading throughout a day, however, distance between Unit 1 and this window would be approx. 4m and taking into consideration, the gable of Unit 1 would face No.131, there would still be some possibility of light coming into this room.
48. Similar issue would need to be acknowledged regarding loss of outlook and overbearing impact of Unit 1 on No.131 when seen from the kitchen window of this neighbouring property. High gable would be visible from this window and outlook from that kitchen would be limited, however, distance of 4m between these two properties and gable end roof would help to retain some outlook and would minimise overbearing impact on No.131 York Road.
49. Considering relationship between 2 new and 1 remaining property at the application site, they would be sited in a manner and would be distanced from each other sufficiently to cause no harmful shading, loss of sunlight/daylight, loss of outlook or overbearing impact on each other.
50. In terms of neighbouring privacy, there will be no new windows proposed within the existing dwelling that could potentially cause any new harmful views towards the neighbouring properties.
51. The windows proposed to the front of Unit 2 would face the public realm of Hillbourne Road and distance between them and the neighbouring properties located on the opposite side of the road would be sufficient to cause no harmful views towards each other. All the roof windows proposed to the north of this unit would be installed 1.7m from the finished floor level and therefore, they would not cause harmful overlooking of the neighbours to the north. The bedroom window proposed to the west on Unit 2 shown on the amended plans would face towards the blank wall on the first floor of the existing dwelling and would have some angled views towards the ground floor bedrooms' windows within the existing house. Angle of these views however would be sufficient to cause no harmful overlooking of the occupants of the existing dwelling. The views towards the neighbouring properties from the ground floor windows proposed to the west, north and east of Unit 2 would be screened by the existing and proposed boundary treatments.
52. The windows proposed to the south and west of Unit 1 would face towards the public realm and they would cause no harmful views towards the neighbouring properties. The roof windows proposed to the east of this unit would be installed 1.7m above the finished floor level and therefore would not cause overlook of the neighbours and views towards the neighbouring properties from the ground floor windows proposed to the north of east of Unit 1 would be screened by the existing and proposed boundary treatments.
53. It would be reasonable to impose conditions to remove permitted development rights for the proposal to enlarge any of the dwelling or insert any window without permission to protect amenities and privacy of the neighbours and future occupants of the proposed dwellings.
54. Therefore, subject to aforementioned conditions, amenities and privacy of the existing and future occupants would be therefore preserved.
55. In terms of the living conditions of the future occupants of the proposed dwellings all habitable rooms would be served by sufficient in size windows that would provide adequate level of light

and outlook. Floor area of the Units 1 and 2 would exceed the minimum nationally described spaces standards for 3-bedroom 2 storey dwellings for 4 and 5 persons and floor area of the remaining unit – for 6 persons dwelling. The external amenity space for all 3 dwellings would be sufficient for use by the future occupiers.

56. Therefore, overall, amenities and privacy of the occupiers of the neighbouring properties would be preserved and living conditions of the occupiers of all 3 dwellings would be acceptable that would be in accordance with the Policies PP28 and PP27 of the Poole Local Plan.

Impact on parking and highway safety

57. Policies PP34 and PP35 of the Poole 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.
58. The proposal would utilise existing access for proposed Unit 1, from York Road, which is free flowing classified road. Whilst onsite turning is not provided, this is already the case at this access which currently serves no.48, and therefore, the proposal would not significantly worsen the existing situation.
59. Proposed Unit 2 would be provided with a new access from Hillbourne Road to two perpendicular parking bays. There would also be a new access provided from Hillbourne Road to two perpendicular parking bays to serve the existing dwelling. The existing access from Hillbourne Road would be closed. That is accepted by the BCP Highways. In this case dropped kerb crossings will need to be formed for both the new accesses, and the existing redundant dropped kerb crossing will need to be raised at the developer's expense.
60. All the units would have 2 parking spaces, suitable pedestrian visibility splays and sufficient cycle parking provision.
61. Therefore, the proposal would comply with the provisions of Policies PP34 and PP35 of the Poole Local Plan (November 2018) and BCP Parking Standards SPD (January 2021).

Impact on trees

62. 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.
63. The application site is not covered by a TPO, however, there is a large mature Oak tree growing within the pavement on the west end of the site. The BCP Arboriculturist assessed the proposal, recognised that the footprint of Unit 1 would encroach the root protection area of that tree and requested amendments to the proposal in form of specialist foundations of Unit 1 and removal of drainage run from RPA of this tree.
64. Amendments have been submitted and accepted by the BCP Arboriculturist subject to conditions to implement the submitted Arboricultural Method Statement and Tree Protection Plan, to submit a plan showing the location of all existing and proposed utility services and a methodology for

their installation together with the details relating to the foundation design within the RPA of trees and detailed Landscape Plan prior to the commencement of any works.

65. Subject to aforementioned conditions, the proposal would be in accordance with the policy PP27 of the Poole Local Plan.

Biodiversity considerations

66. Paragraph 40 of the Natural Environment and Rural Communities Act, under the heading of 'duty to conserve biodiversity' states "every public authority must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity."
67. The Local Plan Policy PP33 – biodiversity and geodiversity, sets out policy requirements for the protection and where possible, a net gain in biodiversity.
68. The application site is located close to Upton Heath and the BCP Ecologist assessed the proposal requesting condition to be imposed to erect bat boxes on east aspect of each dwelling, as high as possible.
69. The NPPF at chapter 19 N6 'conserving and enhancing the natural environment' sets out government views on minimising the impacts on biodiversity, providing net gains where possible and contributing to halt the overall decline in biodiversity. Policy PP33 (biodiversity and geodiversity) of the Poole Local Plan sets out policy requirements for the protection and where possible, a net gain in biodiversity.
70. In addition, a 10% biodiversity net gain (BNG) is required as per the Environment Act 2021 (as amended) and paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 ensures 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.
71. On the 6th August 2026 new exemptions came into force. However, these exemptions only apply to new applications made from the 6th August 2026. As this application made on the 13/05/2026, the former exemptions apply.
72. The Statutory Biodiversity Metric has been submitted with the application. The metric demonstrates that -39.95% habitat units can be achieved. One tree of fairly good condition growing to the north east of the site would be removed. One new tree is proposed to be planted, new native hedgerow and vegetated gardens. However, habitats within a private garden cannot be created and count towards BNG, only habitats retained can be counted. It is evidence that all habitats that could possibly be retained are being retained. Therefore, the 10% net gain required biodiversity cannot be achieved on site and off site credits will be purchased prior to commencement of the development, details of which will be submitted as per legislation Environment Act 2021 and schedule 7A of the Town and Planning Act 1990. This will be subject to the standard BNG condition.

Therefore, subject to the aforementioned conditions, the proposal would be in accordance with Policy PP33 of the Poole Local Plan (2018).

Waste collection considerations

73. Policy PP27 requires 'waste and recycling arrangements in accordance with the relevant standards.
74. The proposed dwellings would need to utilise a 240 litre capacity bin for recycling, a 180 litre capacity bin for refuse and a 23 litre capacity bin for food waste each. Residents may also subscribe for the garden waste collection service, via a 240 litre wheeled bin. The collection vehicle would not enter the development in order to service the bins. Residents should present their bins at the kerbside for the collection day and return them to their property boundary once they have been emptied.

Sustainability considerations

75. Being a new build development, it would be readily possible to deliver an energy efficient and sustainable development in accordance with the requirements of the latest Building Regulations. To meet this requirement, a condition has been imposed requiring that a minimum of 10% of its energy consumption is from renewable sources to comply with Policy PP37 of the Poole Local Plan.

Drainage

76. Policy PP38 of the Poole Local Plan sets out criteria aimed at avoiding and managing flood risk including discussion about SUDs that refers small developments to the Sustainable Urban Drainage Systems SPD. Figure 43 in the preamble to the policy sets out locations where SuDs could be acceptable, potentially viable or impractical, this application lies in an area that is deemed to be potentially viable.
77. Provision of a sustainable drainage solution can be secured by a condition.

SAMM/CIL compliance

78. Mitigation of the impact of the proposed development on recreational facilities; Dorset Heathlands and Poole Harbour Special Protection Areas; and strategic transport infrastructure is provided for by the Community Infrastructure Levy (CIL) Charging Schedule adopted by the Council in February 2019. In accordance with CIL Regulation 28 (1) this confirms that dwellings are CIL liable development and are required to pay CIL in accordance with the rates set out in the Council's Charging Schedule.
79. The site is within 5km (but not within 400m) of Heathland SSSI and the proposed net increase in dwellings would not be acceptable without appropriate mitigation of their impact upon the Heathland. As part of the Dorset Heathland Planning Framework a contribution is required from all qualifying residential development to fund Strategic Access Management and Monitoring (SAMM) in respect of the internationally important Dorset Heathlands. This proposal requires such a contribution, without which it would not satisfy the appropriate assessment required by the Habitat Regulations.
80. In addition, the proposed net increase in dwellings would not be acceptable without appropriate mitigation of their recreational impact upon the Poole Harbour SPA and Ramsar site. A

contribution is required from all qualifying residential development in Poole to fund Strategic Access Management and Monitoring (SAMM) in respect of the internationally important Poole Harbour. This proposal requires such a contribution, without which it would not satisfy the appropriate assessment required by the Habitat Regulations.

81. The applicant has entered into a S106 agreement and has paid the relevant obligations. As such, the proposal would be acceptable in this respect.

Contributions Required			Dorset Heathland SAMM	Poole Harbour Recreation SAMM
Houses	Existing	1	@ £550	@ £195
	Proposed	3		
	Net increase	2	£1100	£390
Total Contributions			£1100 (plus admin fee)	£390 (plus admin fee)
CIL	Zone C		@ £144.65sq m	

Nitrates

82. The majority of nitrogen entering Poole Harbour is generated from agriculture, such as from nitrogen fertilisers and livestock manure. However, evidence gathered by Natural England and the Environment Agency indicates that a proportion of nitrogen pollution is generated from residential development within the Harbour's catchment via the discharge of treated wastewater effluent which has an adverse impact on the harbour's integrity as a habitat site
83. Poole Harbour is an outstanding natural harbour that is designated a Site of Special Scientific Interest (SSSI), Special Protection Area (SPA) and Ramsar site for its nature conservation importance.
84. Scientific evidence has shown that high levels of nitrogen (nitrates) in the harbour, through a process known as eutrophication, is encouraging the growth of algal mats which have become widespread across the Harbour. These algal mats in turn degrade the Harbour's habitat by restricting the growth, distribution and variety of important food (invertebrates) that is available for wading birds that are protected under European law and smothering estuarine habitats.
85. An appropriate assessment must be undertaken to ensure there is no reasonable scientific doubt as to the effects of the proposal, in combination with other developments on Poole Harbour SPA & Ramsar. Natural England advise that all new residential developments within the catchment should achieve 'nutrient neutrality'. If they do not, then additional nitrate loads could enter the water environment causing significant adverse effects.
86. The applicant has submitted a copy of the Natural England approved calculation of nitrate load from the development into the Poole Harbour SPA & Ramsar, and this is considered to be

correct. The applicant would need to provide credits for the required nitrate load to offset the impacts of the development.

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

Planning Balance/Conclusion

88. 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.

Recommendation

1. **Grant** Planning Permission 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 and documents:

Drawing no. 9970/100 Rev.E Site, Block and Location Plan received 24/06/2026

Drawing no. 9970/101 Rev.F Unit 1: Proposed Floor Plan & Elevations received 21/07/2026

Drawing no. 9970/102 Rev.F Unit 2: Proposed Floor Plans & Elevations received 21/07/2026

Drawing no. 9970/106 Cycle Storage received 13/05/2026

Drawing no. 9970/107 Rev.B Drainage Plan received 24/06/2026

Preliminary Ecological Appraisal prepared by Arbtech received 27/05/2026

Arboricultural Impact Assessment & Method Statement prepared by TreeCall Consulting Ltd received 24/06/2026

Tree Protection Plan & Arboricultural Method Statement Ref. DS/60126/AC received 24/06/2026

Sun Study received 24/06/2026

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

3. The new dwellings hereby permitted shall not be occupied until the access, vehicle parking and cycle parking shown on the approved plan have been constructed, and these shall thereafter be retained and kept available for those purposes at all times.

Reason -

In the interests of highway safety and in accordance with Policy PP35 the Poole Local Plan (2018).

4. No part of the development hereby permitted shall be used/occupied unless the existing access point to the adjacent Hillbourne Road [as shown on approved plan 9970/100 Rev.E dated 26/06/2026 has been permanently closed, the existing vehicle crossing expunged and the highway reconstructed. The closure of the access, expunging of the existing crossing and reconstruction of the highway shall only be carried out in accordance with details that have first been submitted to and approved in writing by the local planning authority. At no time thereafter shall the access be used for such a purpose.

Reason: In the interests of highway safety.

5. No part of the development hereby permitted shall be occupied unless the visibility splay areas as shown on approved drawing 9970/100 Rev.E and dated 26/06/2026 have first been cleared to a level not exceeding 0.6 metres above the relative level of the adjacent highway. The visibility splay areas shall at all times thereafter be retained at that level, kept free from all obstructions and maintained in a way that ensures that they provide clear visibility to and from the highway and any access associated with the visibility splays.

Reason: In the interests of highway safety.

6. The applicant should note and inform future residents that they may be excluded from being able to purchase permits associated with existing or future parking permit schemes controlled by the Council in the area. This is to encourage the use of sustainable modes of travel amongst future residents in line with Council aims to promote sustainable travel.
7. No development including site clearance, demolition, ground preparation, temporary access construction/widening, material storage or construction works shall commence on site until a plan showing the location of all existing and proposed utility services and a methodology for their installation has been submitted to and approved in writing by the Local Planning Authority. This shall include gas, electricity, communications, and foul drainage. No development or other operations shall take place other than in complete accordance with the utility services plan.

Reason: To ensure that reasonable measures are taken to safeguard trees in the interests of local amenity and the enhancement of the development itself.

8. No part of the development hereby permitted shall be carried out other than in accordance with the details and timetable contained in the approved Arboricultural Method Statement and Tree Protection Plan.

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

9. The development hereby permitted shall only be carried out in accordance with the supervision schedule contained in the approved arboricultural method statement dated 17 June 2026. A written site note that details the name and contact details of the person undertaking the site supervision visit and includes the outcomes of each such visit and any identified remedial works including a timetable for their implementation shall be produced following each such visit and arrangements made to ensure that a copy is received by the local planning authority no later than 48 hours after the supervision visit has been undertaken. In the event of the local planning authority giving notice to the person who undertook a site supervision visit or to any person on the application site (whichever is the sooner) as to any issue relating to any written site note that has been produced then all work on the application site shall immediately cease upon receipt of such a notice (unless an alternative time is specified in the notice) and no further work shall be recommenced without the prior agreement of the local planning authority (or as otherwise may be specified by the local planning authority).

Reason: To ensure that the trees retained on site will not be damaged during the construction works and to ensure that work is carried out as approved and in accordance with current best practice.

10. No part of the development hereby permitted shall be commenced unless the details relating to the foundation design within the RPA of trees, have first been submitted to and approved in writing by the local planning authority. These must include accurate locations of installation, including cross sections, detailing levels of existing/proposed finished levels and Construction Method Statements for the operation and be undertaken by a person with relevant experience.

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

11. No development including ground preparation, temporary access construction or construction work shall commence on site until a detailed Landscape Plan has been submitted to and approved in writing by the Local Planning Authority. The plan shall include the position, species and size of all new trees, shrubs and ground covers proposed for the development and specification for maintenance and aftercare.

Upon approval:

- a) The approved scheme shall be fully implemented with new planting carried out in the planting season October to March inclusive following occupation of the building(s) or the completion of the development whichever is sooner, or in accordance with a timetable to be agreed in writing with the Local Planning Authority.
- b) All planting shall be carried out in accordance of British Standards including regard for plant storage and ground conditions at the time of planting.
- c) The scheme shall be properly maintained for a period of 5 years and any plant (including those retained as part of the scheme) which die, are damaged or diseased within this period shall be replaced in the next planting season with others of similar size and the same species, unless the Local Planning Authority gives written consent to any variation.
- d) The whole scheme shall be subsequently retained.

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

12. 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).

13. No part of the development hereby permitted shall be commenced unless a drainage scheme that includes the disposal of surface water by way of a sustainable drainage system has first been submitted to and approved in writing by the local planning authority. The scheme shall in particular include:

[(a) Proposed arrangements for the disposal of both surface and foul water; and

(b) In relation to the surface water, information about the design storm period and intensity, the methods to be employed to delay and control the surface water discharged from the application site and the measures to be taken to prevent pollution of the receiving groundwater and/or surface waters; and

(c) A management and maintenance plan for the lifetime of the development that secures the operation of the approved surface water drainage scheme throughout this time; and

(d) A timetable for delivery.

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

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

14. Prior to first occupation of the building hereby permitted, details of measures to provide 10% of the predicted future energy use of each new dwelling from on-site renewable sources, shall be submitted to and approved in writing by the local planning authority. These measures must then be implemented before any residential occupation is brought into use and maintained thereafter. Documents required by the Local Authority include:

The 'as built' Standard Assessment Procedure (SAP) calculations documents. These should be the same documents issued to Building Control to address the Building Regulations Part L, and

The corresponding Energy Performance Certificate (EPC), and

A statement, summary or covering letter outlining how the data specified in the above documents demonstrates that a minimum of 10% of energy use is provided by the renewable energy technology.

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

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

Reason: To safeguard the visual amenities of the locality.

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

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

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

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

18. Prior to the occupation of the dwellings hereby approved, bat boxes shall be installed on east aspect of each building, as high as possible.

Reason: In the interest of providing necessary biodiversity gain as set out in the National Planning Policy Framework (NPPF) 2024 paragraph 192 "Planning policies and decisions should contribute to and enhance the natural and local environment by minimising impacts on and providing net gains for biodiversity" and Policy PP33 of the Poole Local Plan "enhance biodiversity".

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

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

Case Officer Report Completed:

Officer: Dominika Robbins

Date: 13/08/2026

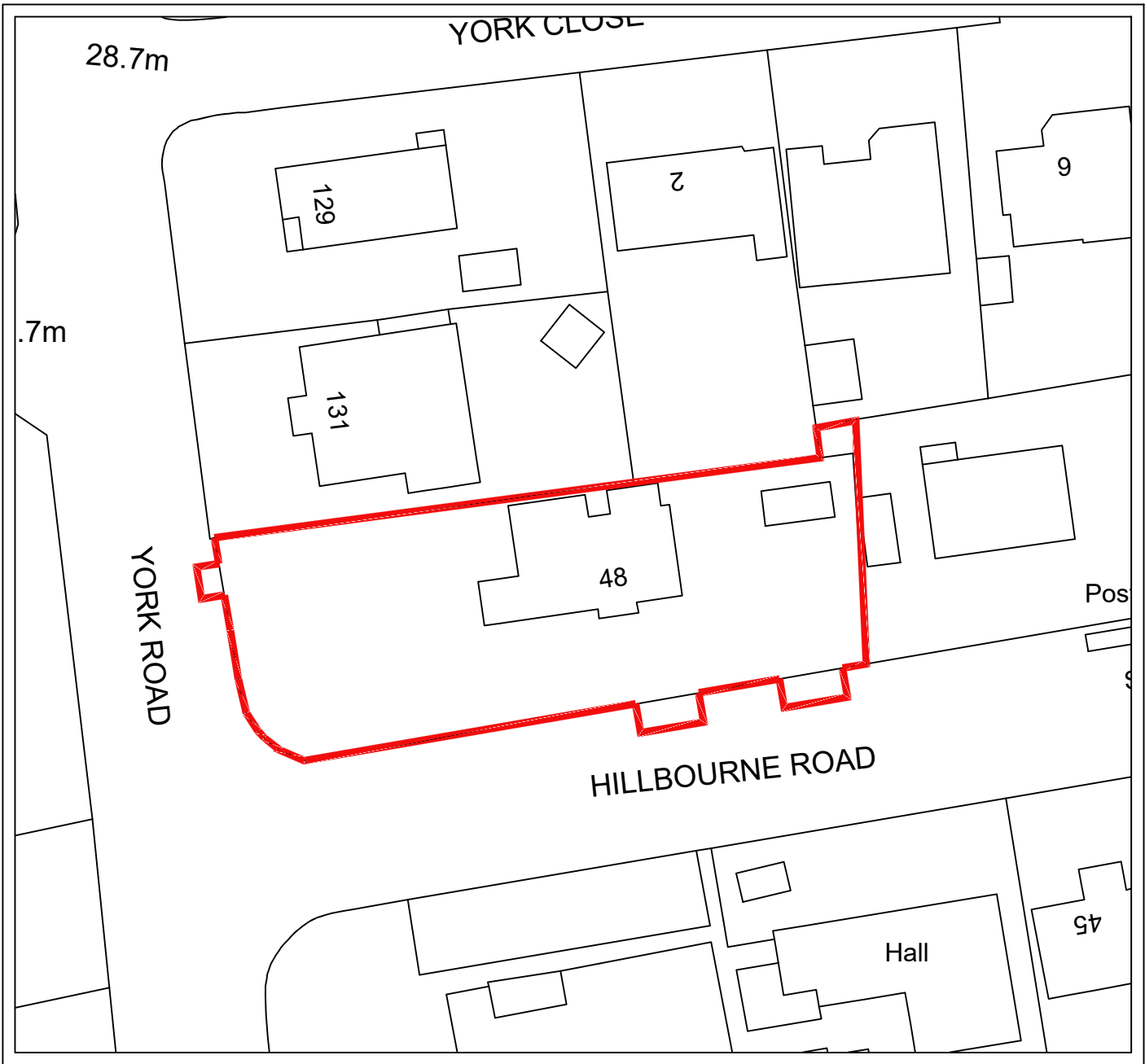
Agreed by: Katie Herrington

Date: 27/08/2026

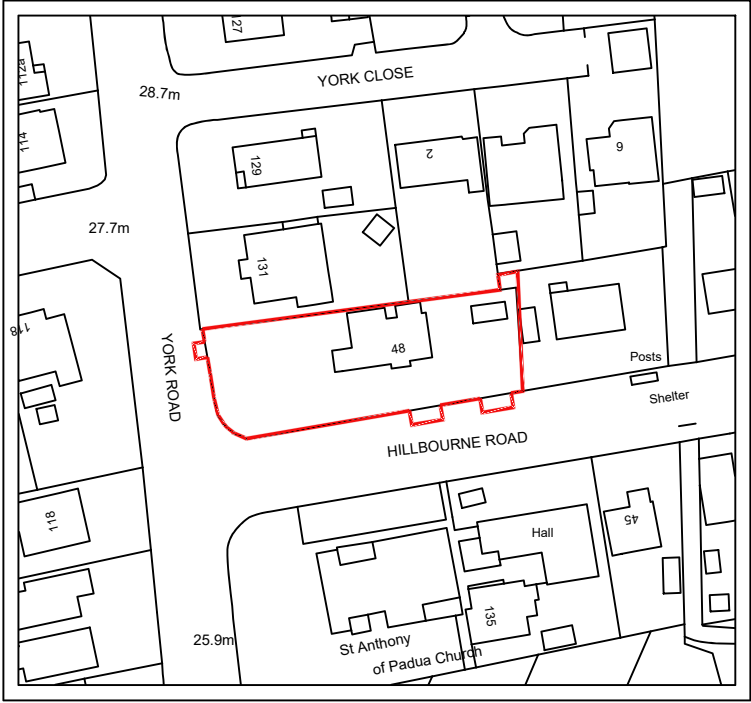
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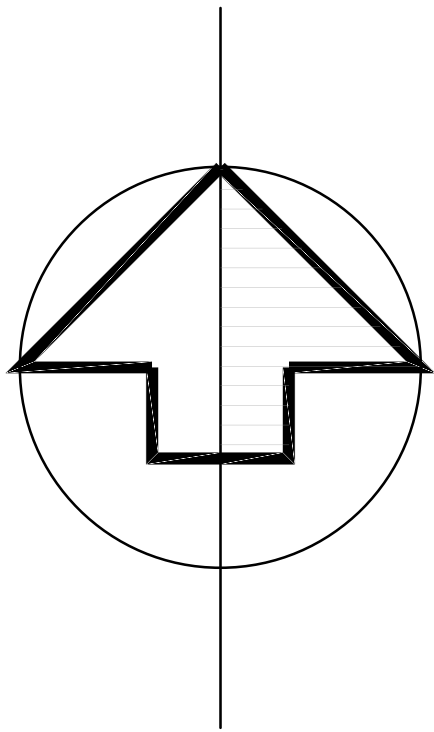
SITE PLAN
SCALE 1:200
BASED ON TOPO INFORMATION



BLOCK PLAN
SCALE 1:500
BASED ON O.S. PLAN
O.S LICENCE NUMBER 100007080



LOCATION PLAN
SCALE 1:1250
BASED ON O.S. INFORMATION
O.S LICENCE NUMBER 100007080



NOTES-PLANNING

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

LEGEND

- SITE BOUNDARY
- EXISTING BUILDING TO BE DEMOLISHED
- EXISTING TREE TO BE RETAINED
- 2 X 2M VISIBILITY SPLAY
- OUTLINE OF PREVIOUS APPLICATION
- PART 8 CONNECTION POINT
- INDICATIVE PLANTING

SITE AREA: 0.09 HECTARES / 0.22 ACRES			
2 X 3 BEDROOM CHALET BUNGALOWS			
2 X PARKING SPACES PER UNIT (6 TOTAL)			
3 X CYCLE SPACES PER UNIT IN STORES			
TOTAL PROPOSED GIA ON SITE @ 213.6 SQM			

E	TREES UPDATED	26.06.26	GR
D	BOUNDARY LINE AMENDED	07.05.26	JA
C	PARKING & BOUNDARY AMENDED	05.05.26	JA
B	HEDGING AMENDED	30.04.26	JA
A	REVISED FLOOR PLANS SHOWN ON SITE	30.04.26	JA

No.	Revision.	date	by
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PROPOSED DEVELOPMENT,
48 HILLBOURNE ROAD,
POOLE,
DORSET,
BH17 7JB.

SITE, BLOCK AND LOCATION PLAN

scale	AS SHOWN @ A1	checked	
date	APRIL 2026	drawn	JA
9970 / 100		A B C D E	

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DESIGNERS RISK ASSESSMENT

Building Products and Construction Execution Hazards

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

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

For significant hazards specific to this project see the following:

GENERAL NOTES:

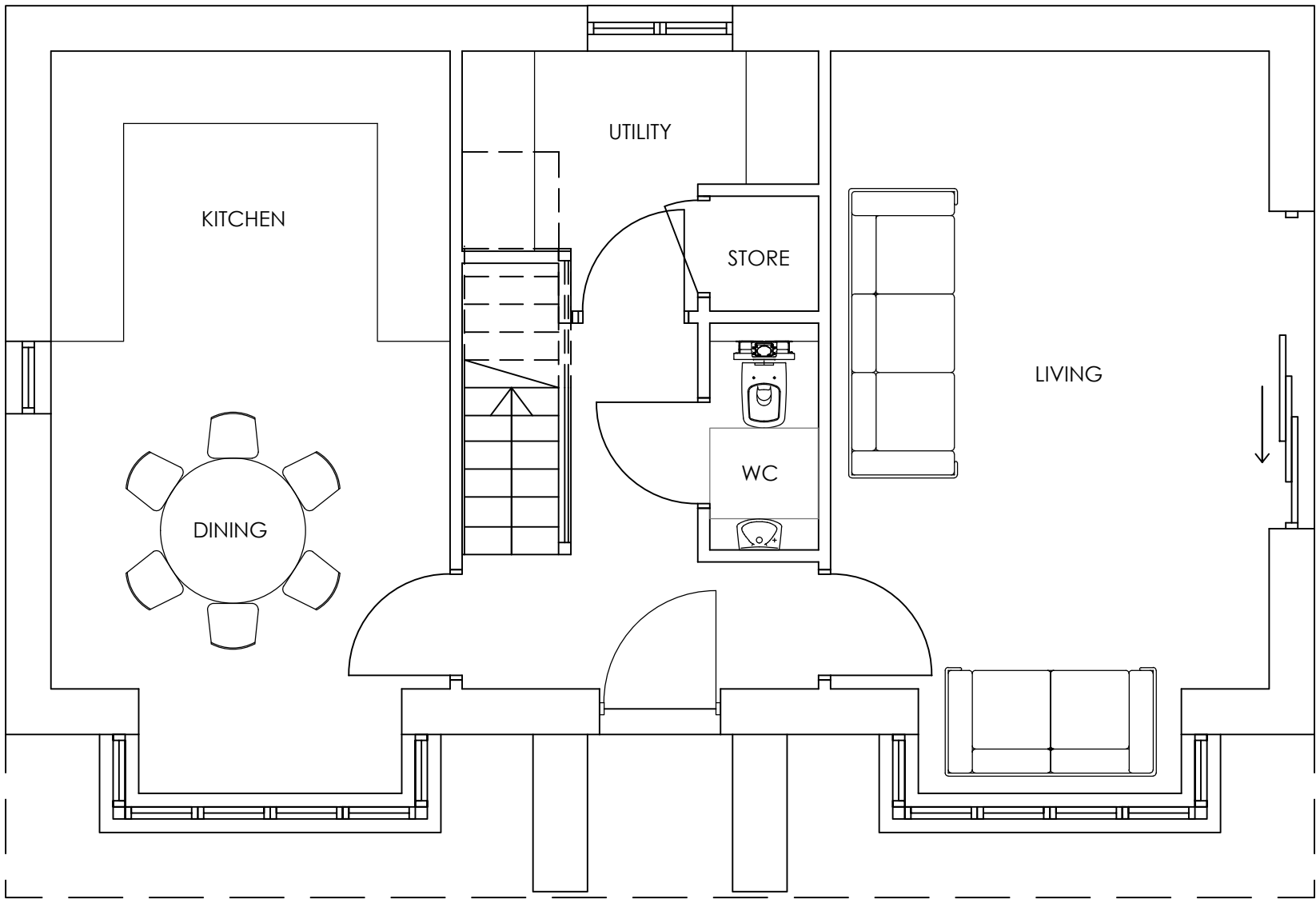
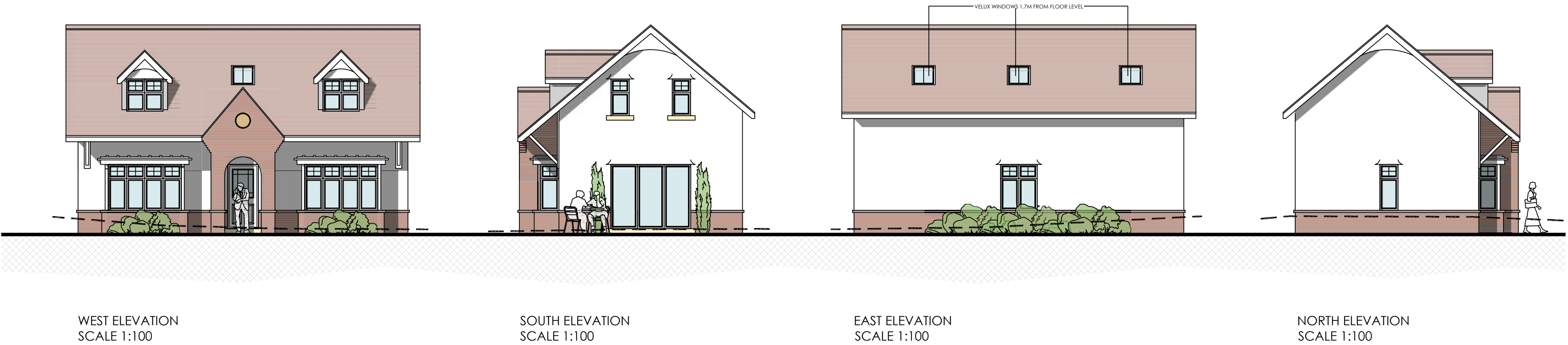
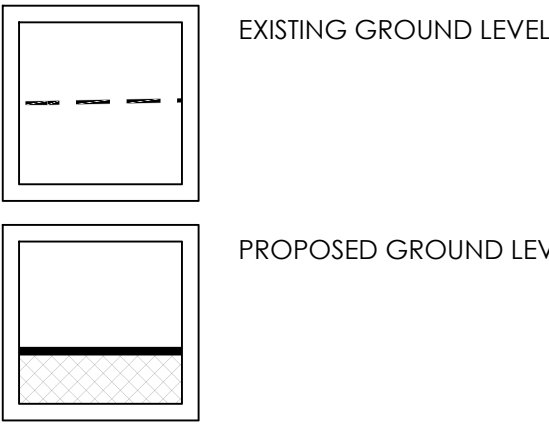
- Principal Contractor to provide method statements for the safe working practice for: demolition, excavations, cutting of materials, support of adjacent structures, protecting personnel, neighbours & the public, working at height including crash bags & fall restraint systems.
- Principal Contractor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

INFORMATION	CONSTRUCTION RISKS	UNKNOWN UNDERGROUND SERVICES	MAINTENANCE RISKS	CLEANING WINDOWS	IN - USE RISKS	DEMOLITION RISKS
CDM - PRE-CONSTRUCTION INFO FROM CLIENT CDM Information requested from client: 1) Topographical Survey Outstanding CDM information remains as residual risk, please request ARC appendix C for full list requested. DESIGN INFORMATION Further design info to be provided at subsequent stages of design / building regulations process	PROPOSED BUILDING IN CLOSE PROXIMITY TO BOUNDARY WORKING AT HEIGHT CONSTRUCTION ACCESS PROXIMITY TO HIGHWAYS / FOOTPATHS LARGE / HEAVY GLAZING UNITS MANUAL HANDLING USE OF MACHINERY DUST POLLUTION LOUD OR EXTENDED PERIODS OF HIGH NOISE LEVELS	STORAGE OF MATERIALS STRUCTURAL STABILITY OF INCOMPLETE WORKS BURNS - HEAT AND CHEMICAL CLOSE PROXIMITY TO TREES Any required remedial work to trees for example - low hanging branches or rotting and unstable branches, to be evaluated and undertaken prior to construction commencing MAINTAINING STRUCTURAL SUPPORT FOR ADJACENT STRUCTURES PLACEMENT OF SUDS When positioning heavy machinery - The layout of the proposed SUDS plan should be considered by the Principal Contractor during the construction phase plan	CHANGING LIGHT BULBS No lighting or electrical fixtures or fittings to be positioned above or close to double height space. or lighting or electrical fixture above double height space to be maintained by specialist contractor using safe method e.g. scaffolding or lowering light fitting.	Windows and balcony glass above ground floor level to be cleaned from ground level by specialist using specialist equipment. e.g. long reach and clean systems. Sliding glazing to balcony's can be cleaned from balcony CLEANING GUTTERS Gutters to be cleaned from ground level by specialist using specialist equipment. e.g. long reach and clean systems where possible. Parapets and valleys to be accessed when required via scaffolding - to be assembled by a specialist.	GAS PRESENCE Potential for presence of Gas (various types) to be investigated. If present, specialist to provide design to negate. END USER GUIDANCE FOR FUTURE WORKS End user manual to ensure an awareness of any construction that must not be breached i.e. fire line to metal or timber frame buildings, in the event of future building works.	UNKNOWN OR UNIDENTIFIED SERVICES MANUAL HANDLING USE OF MACHINERY DUST POLLUTION LOUD OR EXTENDED PERIODS OF HIGH NOISE LEVELS TREE REMOVAL REFURBISHMENT AND DEMOLITION SURVEY Hazardous material survey to undertaken prior to any on site works commencing - including stripping out. Tree removal/ trimming works to undertaken prior to any on building works commencing by approved arboricultural surgeon. Waste to be removed from site responsibly.

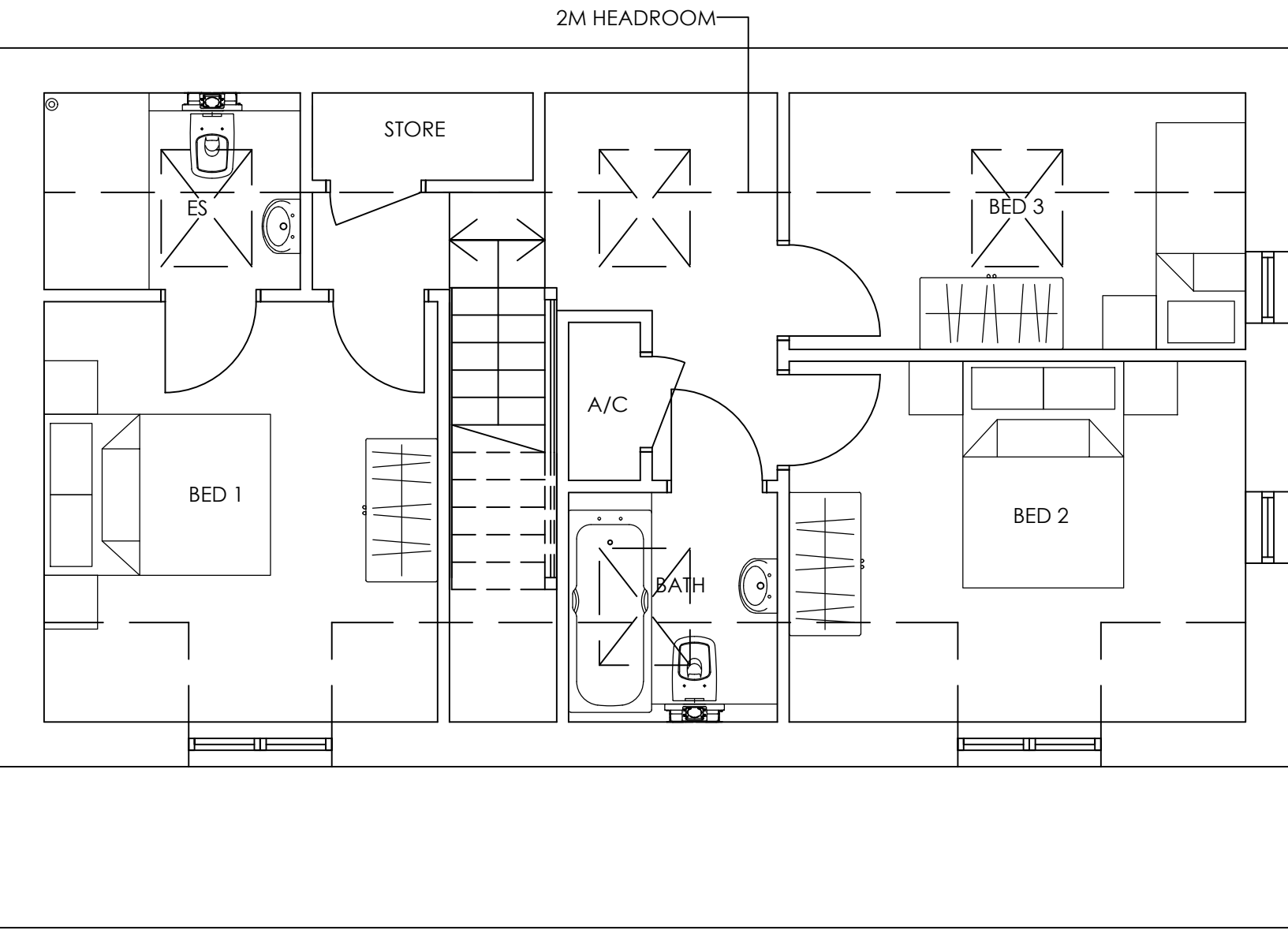
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Windows forming the overheating strategy with a change in floor level exceeding 600mm between inside and outside require 1.1m guarding (APD O diagram 3.1).

LEGEND



GROUND FLOOR PLAN
SCALE 1:50



FIRST FLOOR PLAN
SCALE 1:50

MATERIALS SCHEDULE:

- EXTERNAL WALLS:- . SAND & CEMENT RENDER PAINTED WHITE
. RED BRICK
WINDOWS & DOORS:- . WHITE CASEMENT
ROOF:- . CLAY EFFECT TILES

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

3 BEDROOM CHALET BUNGALOW @ 106.8 SQM / 1149 SQFT

F	NOTE ADDED	21.07.26	JA
E	WINDOWS ADDED	17.07.26	JA
D	REAR VELUX WINDOWS SHOWN 1700 MM FROM FLOOR LEVEL	16.07.26	JA
C	NOTE ADDED	08.07.26	JA
B	CLIENTS COMMENTS	07.05.26	JA
A	CLIENTS COMMENTS	30.04.26	JA

No.	Revision.	date	by
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PROPOSED DEVELOPMENT,
48 HILLBOURNE ROAD,
POOLE,
DORSET,
BH17 7JB.

UNIT 1:
PROPOSED FLOOR PLANS & ELEVATIONS

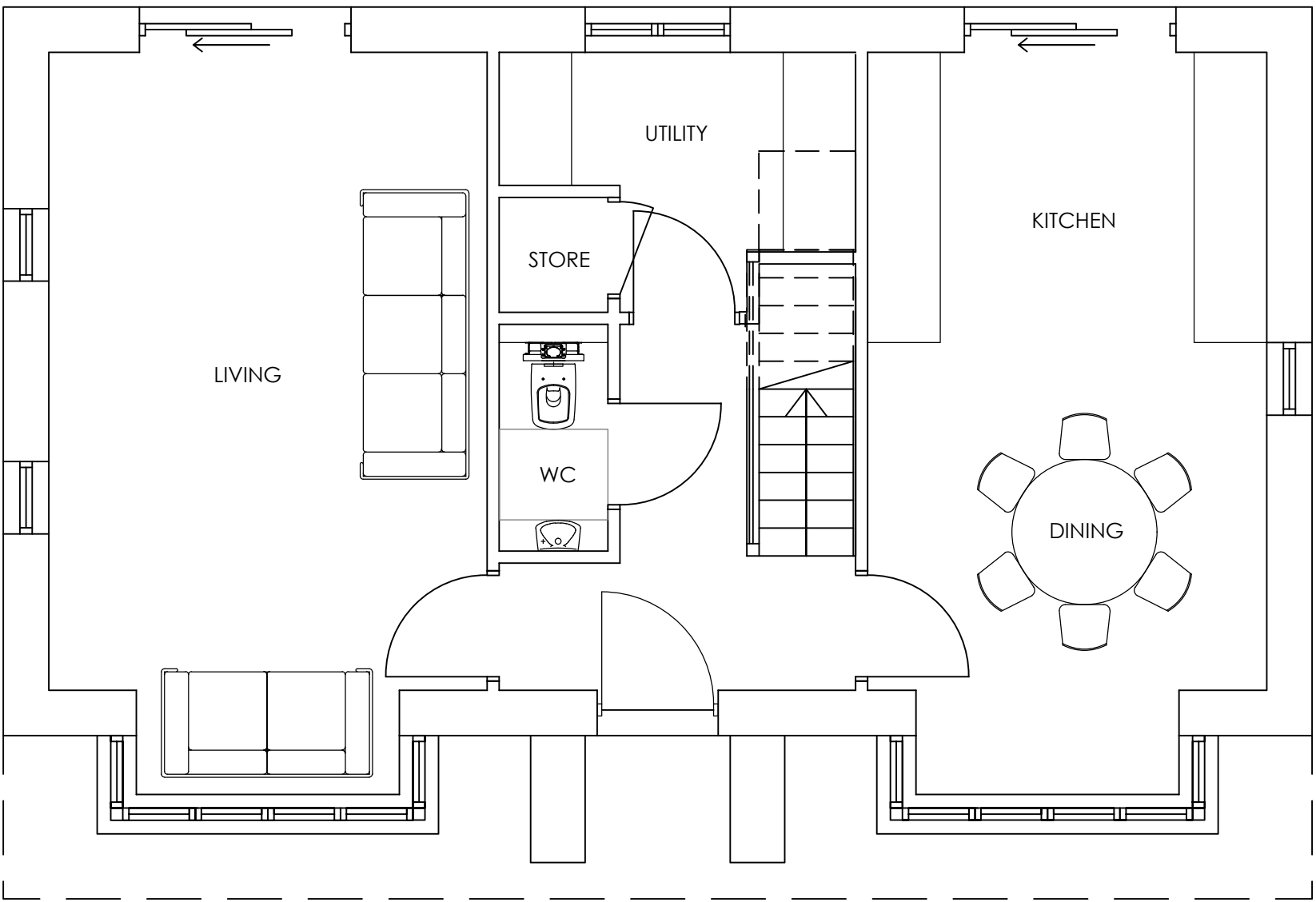
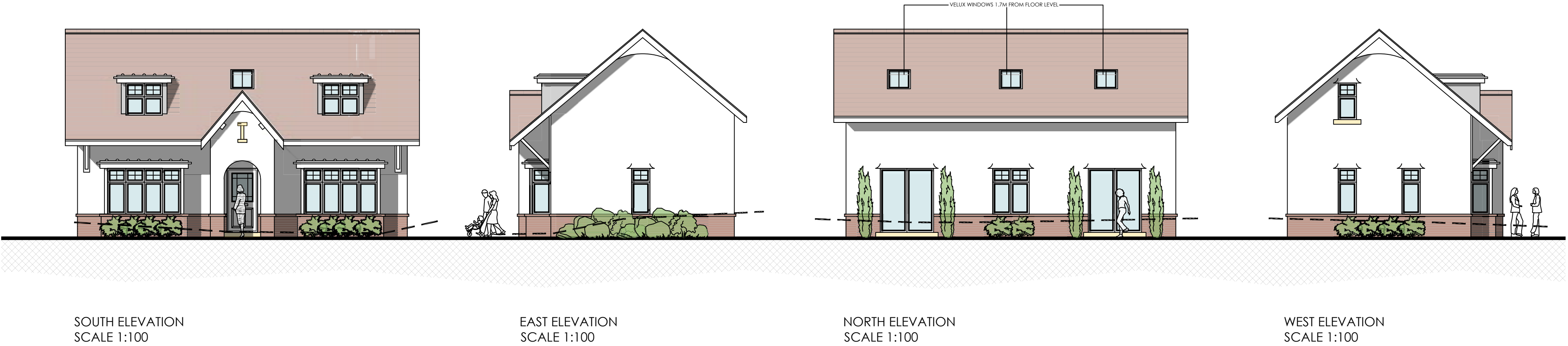
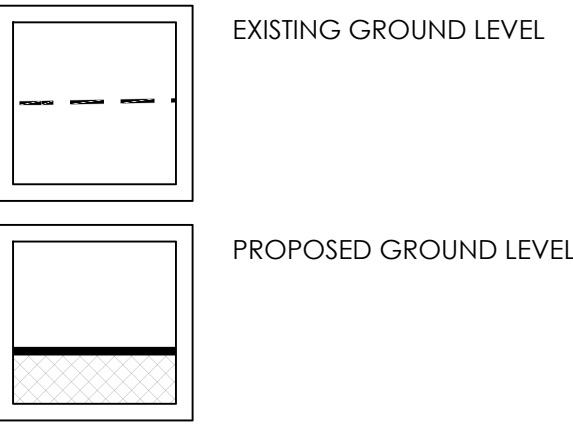
scale	AS SHOWN @ A1	checked
date	APRIL 2026	drawn JA
9970 / 101		A B C D E F

ARC Architecture Ltd.

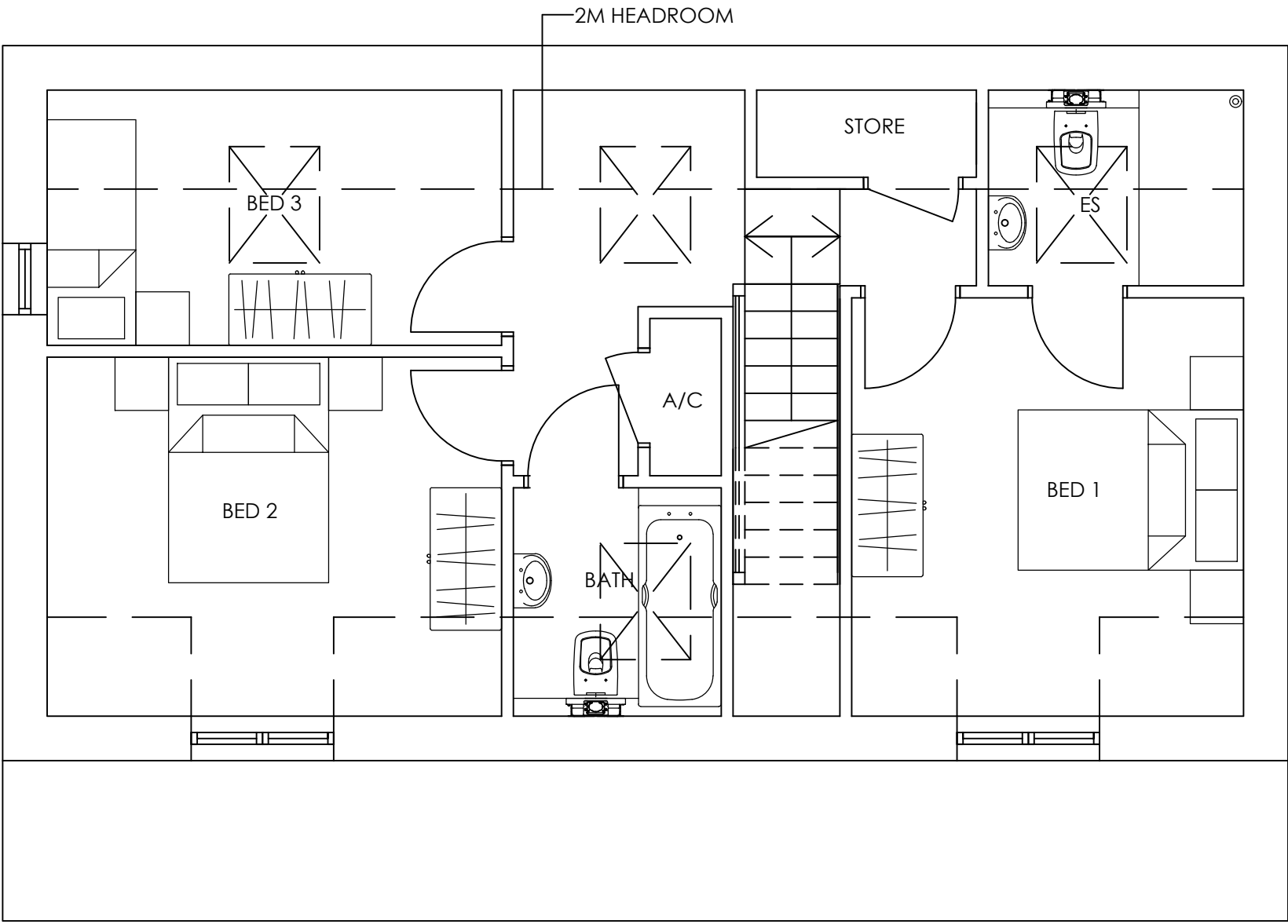
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Windows forming the overheating strategy with a change in floor level exceeding 600mm between inside and outside require 1.1m guarding (APD O diagram 3.11).

LEGEND



GROUND FLOOR PLAN
SCALE 1:50



FIRST FLOOR PLAN
SCALE 1:50

MATERIALS SCHEDULE:

EXTERNAL WALLS:- . SAND & CEMENT RENDER PAINTED WHITE
. RED BRICK

WINDOWS & DOORS:- . WHITE CASEMENT

ROOF:- . CLAY EFFECT TILES

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3 BEDROOM CHALET BUNGALOW @ 106.8 SQM / 1149 SQFT

F	NOTE ADDED	21.07.26	JA
E	WINDOWS REVISED	17.07.26	JA
D	REAR VELUX WINDOWS SHOWN 1700 MM FROM FLOOR LEVEL	16.07.26	JA
C	NOTE ADDED	08.07.26	JA
B	CLIENTS COMMENTS	07.05.26	JA
A	CLIENTS COMMENTS	30.04.26	JA

No.	Revision.	date	by
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PROPOSED DEVELOPMENT,
48 HILLBOURNE ROAD,
POOLE,
DORSET,
BH17 7JB.

UNIT 2:
PROPOSED FLOOR PLANS & ELEVATIONS

scale	AS SHOWN @ A1	checked
date	APRIL 2026	drawn JA
9970 / 102		A B C D E F

ARC Architecture Ltd.

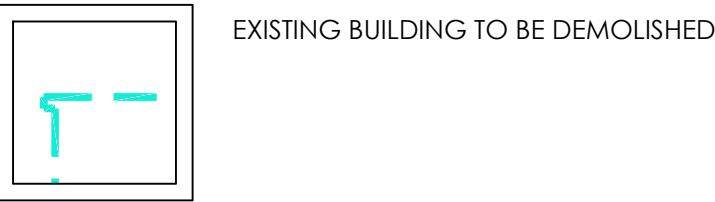


NOTES-PLANNING

rev-30-07-24

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LEGEND



D	MINOR AMENDMENT	07.05.26	JA
C	REVISED ELEVATIONS SHOWN	07.05.26	JA
B	HEDGING AMENDED	30.04.26	JA
A	REVISED ELEVATIONS SHOWN	30.04.26	JA
No.	Revision.	date	by

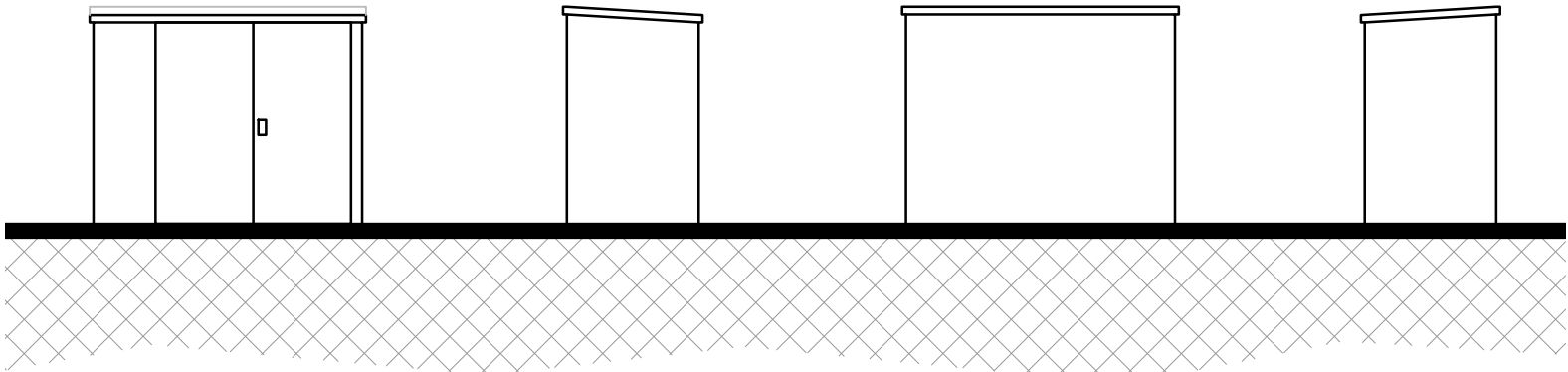
PROPOSED DEVELOPMENT,
48 HILLBOURNE ROAD,
POOLE,
DORSET,
BH17 7JB.

INDICATIVE STREET SCENE

scale	AS SHOWN @ A1	checked
date	APRIL 2026	drawn JA
9970 / 103	A B C D	

ARC Architecture ltd.

10m @ 1:100

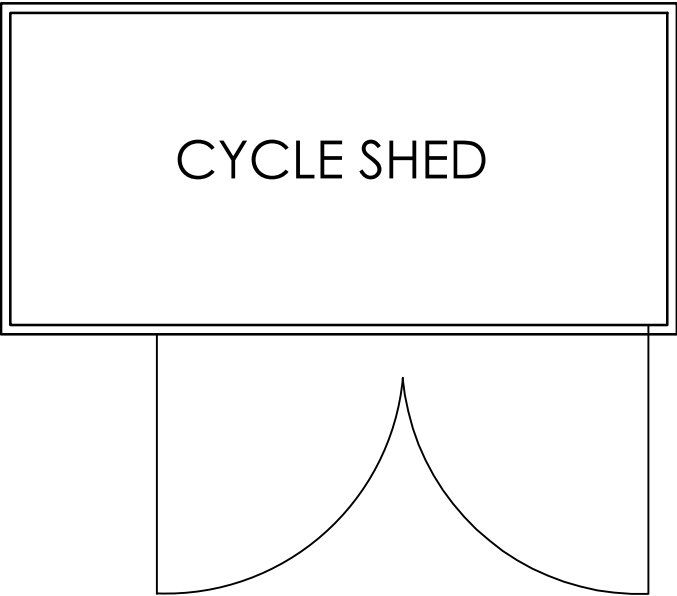


FRONT ELEVATION
SCALE 1:50

SIDE ELEVATION
SCALE 1:50

REAR ELEVATION
SCALE 1:50

SIDE ELEVATION
SCALE 1:50



FLOOR PLAN
SCALE 1:20

NOTES-PLANNING

rev-30-07-24

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No.	Revision.	date	by
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PROPOSED DEVELOPMENT,
48 HILLBOURNE ROAD,
POOLE,
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BH17 7JB.

CYCLE STORAGE

scale	AS SHOWN @ A3	checked
date	APRIL 2026	drawn JA
9970 / 106		

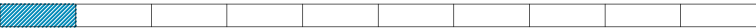
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E-mail: enquiries@arcarchitecture.uk
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10m @ 1:100



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- B. Drainage plan amended. 26.06.26 WD
A. Drainage plan amended. 22.06.26 WD

No.	Revision.	date	by
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PROPOSED DEVELOPMENT,
48 HILLBOURNE ROAD,
POOLE,
DORSET,
BH17 7JB.

DRAINAGE PLAN

scale 1:250 @ A3	checked
date APRIL 2026	drawn JA
9970 / 107	A. B. C. D. E. F. G. H. I. J. K. L. M. N. O. P. Q. R. S. T. U. V. W. X. Y. Z.

ARC Architecture Ltd.

Chapel Studios, 14 Purewell,
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Tel: +44 (0) 1202 479919
E-mail: enquiries@arcarchitecture.uk
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TYPICAL MAINTENANCE PLAN	
MAINTENANCE	WHEN TO BE CARRIED OUT
- INSPECTION OF INLETS & OUTLETS - REMOVAL OF LITTER - GRASS CUTTING	MONTHLY
- REMOVAL OF SILT AROUND COMPONENTS - REMOVAL OF VEGETATION AROUND COMPONENTS - SUCTION SWEEPING OF PERMEABLE - PAVING	ANNUALLY

Appropriate Assessment



Applicable to development in Poole Local Plan area

Application Ref: P/26/02224/FUL

Address: 48 Hillbourne Road Poole BH17 7JB

Site Proposal: Demolish garage and side and rear extensions, sever land and erect 2 chalet bungalows with parking

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

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

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

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

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

Designated site	Applicable plan area	Likely Significant Effect?	Adverse effects caused by:
• Dorset Heathlands SPA • Dorset Heathlands Ramsar	BCP (Bournemouth, Christchurch & Poole)¹	Yes	The proximity of urban development and its related effects including recreational pressures, arson, enrichment, etc. which arise from this development, requires measures to avoid and mitigate the effects. The impact of residential development on these sites

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

- Dorset Heaths SAC - Dorset Heaths (Purbeck & Wareham) & Studland Dunes SAC			and the suitability and robustness of avoidance and mitigation measures has already been considered as set out in the Dorset Heathlands Planning Framework 2020 - 2025 SPD, the Dorset Heathlands Interim Air Quality Strategy - Phase 2 Interim Measures for 2020-2025 and the underpinning evidence base and plan level HRA work.
- New Forest SAC - New Forest SPA and Ramsar	BCP	Yes/	The proximity of urban development and its related effects including recreational pressures, which arise from this development, requires measures to avoid and mitigate the effects. The impact of residential development on these sites and the suitability and robustness of avoidance and mitigation measures has already been considered as set out in the New Forest National Park Revised Habitat Mitigation Scheme SPD (July 2020). Footprint Ecology - New Forest Strategic Access Management and Monitoring Strategy (2023), New Forest Strategic Access Management and Monitoring Strategy (2023); and the draft New Forest Access Management & Monitoring (SAMM) Strategy and the underpinning evidence base and plan level HRA work.
- Poole Harbour SPA - Poole Harbour Ramsar	P (Poole)	Yes	Nutrient enrichment arising from within the harbour catchment from a number of sources acting in combination, including that arising from the increasing population related to additional residential developments, the proposal requires measures to avoid and mitigate the effects. Furthermore, the proximity of new development to Poole Harbour is also likely to add further recreational pressure upon Poole Harbour as a result of this development. The proposal therefore requires measures to avoid and mitigate the effects. The impact of residential development on these sites and the suitability and robustness of avoidance and mitigation measures has already been considered and are set out in the Nitrogen Reduction in Poole Harbour SPD, Poole Harbour Recreation 2019-2024 SPD, and the underpinning evidence base and plan level HRA work.

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

Part 1: Compliance with strategic approaches

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

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

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

Impact: An additional 2 houses

Mitigation Strategy	Applicable plan area	Scheme	Specific Project	Cost per home	This application is mitigated by
Dorset Heathlands Planning Framework	BCP	SAMM	SAMMs measures undertaken by the Council and the Urban Heaths Partnership	£550 house, £376 flat	✓ A payment of £550 towards strategic access management, education and monitoring
		SANG/HIP	Upton Country Park SANG	Based on specific mitigation project	✓ Mitigation projects paid for from the wider CIL pot.
Dorset Heathland Air Quality Strategy	BCP	Direct / Indirect measures	Management of heathland, changing use of land, encouragement of modal shift / zero emission vehicles	Based on specific mitigation project	✓ Mitigation projects paid for from the wider CIL pot.
Poole Harbour Recreation	P	SAMM	Delivery of harbourside mitigation measures	£195 per house, £134 per flat	✓ A payment of £390 towards strategic access management, education and monitoring.
		PHIP	Delivery of harbourside mitigation measures	Based on specific mitigation project	✓ Mitigation projects paid for from the wider CIL pot.
Nitrogen Reduction in Poole Harbour	P	Offsetting	Dorset Nature Park and other projects	£1,705 per house, £1,164 per flat	✓ Until the 1st August 2026 –
Nitrogen Reduction in Poole Harbour	P	Credits Scheme	Developer calculates the phosphorous load (measured in kg/TP/yr) which is checked and agreed by Council. Credits from Dorset Council and Natural England, to the equivalent nutrient load generated by the development purchased.	Based on nutrient load of the development (various factors influence total load)	✓ (Non-transitionalary period compliant/ or any relevant application after 1 st August 2025) BCP have reviewed the calculator submission and agree that the proposed development will result in the discharge of 2.29 kgTN/yr pre-2030 and 1.14 kgTN/yr post-

						2030 within the Poole Harbour catchment'
The New Forest Strategic Access and Management Plan (October 2023). The draft New Forest Access Management & Monitoring (SAMM) Strategy (October 2024)	BCP	SAMM	Access management within the designated sites; Alternative recreational greenspace sites and routes outside the designated sites; Education, awareness and promotion; Monitoring and research; In perpetuity mitigation and funding	£300 for dwelling	X	N/A A payment of £xxx towards strategic access management, education and monitoring.

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

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

Part 2: Bespoke Mitigation Requirements

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

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

Issue	Proposed Mitigation measures

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

Part 3: Conclusion

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

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

Conclusion

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

Signatures

Case officer signature....KLSH

Date.....27/08/2026...

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**WESTERN PLANNING COMMITTEE 10
SEPTEMBER 2026 / EAST PLANNING
COMMITTEE 24 SEPTEMBER 2026**



Report subject	Appeals Report
Meeting dates	10 th / 24 th September 2026
Status	Public Report
Executive summary	This report updates members of the planning committee on the Local Planning authority's Appeal performance over the stated period
Recommendations	It is RECOMMENDED that: The planning committee notes the contents of this report.
Reason for recommendations	The content of this report is for information only.

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

Background

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

Appeals Performance

3. National Government monitors the 'quality' of decision making in planning through appeal performance. It is measured by the percentage of planning decisions overturned at appeal, with a lower percentage indicative of better-quality decision making as less appeals are allowed.
4. Government targets are currently a maximum of 10% of the authorities total number of decisions on applications being made during the assessment period being overturned at appeal. This is set over an assessment period of 2 years, comprising July 2023 to June 2025¹. This includes non-majors and majors'.
5. As demonstrated by Figure 1 for major applications and Figure 2 for non-major applications, the Local Planning Authority (LPA) is performing within target for the Quality of Planning decisions. Note that the dataset has now been updated to September.

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

Proxy assessment period July 2023 to June 2025²	Total number of major application decisions³	Major decisions overturned at appeal	Quality of decisions (% overturned at appeal)	England Average (% overturned at appeal)
Total District Matters ⁴ (PS2)	192	3	1.6	3.1
Total County Matters ⁵ (SPS2)	0	0	0	0.8

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

Assessment period July 2023- June 2025	Total number of non-major application decisions	Total number of decisions overturned at appeal	Quality of decisions (% overturned at appeal).	England Average (% overturn at appeal)
Total District Matters (PS2)	4,449	87	2.0	1.2

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

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

Year: 2025 - 2026	Dismissed	Allowed	Total	% overturned	NFA/ Withdrawn
March	18	7	25	28%	0
April	8	10	18	55%	0
May	7	5	12	42%	0
June	7	5	12	42%	0
July	10	1	11	9%	0
August	7	0	8	0%	1
September	6	1	0	15%	0
October	15	2	17	11%	0
November	8	5	13	38%	1
December	5	6	11	54%	0
January 26	3	0	3	0%	0
February 26	3	2	5	40%	0
March 26	2	2	4	50%	0
April 26	4	3	7	42%	0
May 26	5	2	7	28%	0

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

³ This dataset excludes Appeals relating to planning conditions.

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

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

June 26	6	2	11	18%	0
July	22	7	24%		1
August	14	2	12.5%		
Total					0

(28th 04)

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

General reflection on allowed appeals

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

Allowed appeals

address	96 Lake Drive, Poole BH15 4LU
App number	P/25/05097/HOU
Proposal	Proposed roof alterations, single storey and two storey rear/side extension and garden kitchen/storage outbuilding.
Committee overturn	No
Main issues	Character and appearance of the host property and surrounding area
Why allowed	The Inspector allowed the appeal, finding that the proposed extensions, roof alterations and balcony would not harm the character or appearance of either the host property or the wider Lake Drive area. Although the scheme would substantially change the appearance of the dwelling, the Inspector noted that Lake Drive is characterised by a diverse mix of house styles, scales and materials, ranging from bungalows and chalet bungalows to large two and three-storey houses. The appeal property occupies a transitional location between these different forms of development, and the proposed design was considered to respond appropriately to both contexts. The scale of the development was found to sit comfortably within the pattern of larger

	dwelling nearby, while maintaining a logical hierarchy between neighbouring properties. The Inspector also concluded that the proposed balcony, roof form and choice of materials reflected features already present within the street scene and would not appear incongruous. Importantly, key elements of the existing dwelling, including the gabled entrance and bay windows, would be retained so the proposal would read as an evolution of the original building rather than a complete departure from it. As a result, the Inspector found the development complied with Policy PP27 of the Poole Local Plan, concluding that it would not harm local character or design quality. Conditions were imposed relating to biodiversity, contaminated land, approved plans and timescales, but conditions restricting the use of the outbuilding or requiring additional privacy screening were not considered necessary.
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address	Pavement O/S 405-409 Wimbourne Road, Bournemouth, BH9 2AJ
Application number	P/25/03874/FUL & P/25/03873/ADV
Proposal	Installation of 1no. BT Street Hub and removal of associated BT payphones along with adverts
Committee overturn	no
Main issues	Linked appeal (planning plus advertisement consent) • The main issue in respect of Appeal A is the effect of the proposal on the character and appearance of the area. • The main issue in respect of Appeal B is the effect of the proposed advertisements on visual amenity.
Why allowed	The Inspector allowed both the planning appeal and advertisement consent appeal for the replacement BT Street Hub on Wimborne Road. They found that the site sits within an already busy and functional streetscape containing a range of street furniture, including cycle stands, bins, lighting columns, signs and a bus stop. While the proposed digital Street Hub would be larger than the existing payphone kiosk, the Inspector considered that removing the existing kiosk would offset its impact and would not materially increase visual clutter. The modern design and illuminated screen were judged to be appropriate within this commercial environment, where contemporary street furniture and high levels of pedestrian activity are already characteristic. The Inspector disagreed with the Council's view that the proposal would appear intrusive or harmful to visual amenity, concluding instead that it would be absorbed into the established streetscene and would not be

	dominant, incongruous or visually harmful. Previous appeal decisions cited by the Council were distinguished on the basis that, in this case, the proposal was replacing an existing kiosk rather than adding a new feature to the street. As a result, the Inspector found the scheme complied with local planning policies relating to design, visual amenity and public realm quality. Conditions were imposed requiring removal of the existing payphone kiosk, implementation within specified timescales, and controls over the operation of the digital advertising screen, including image frequency, static displays, luminance levels and fail-safe measures to protect highway safety.
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address	2c Flat 1a Beresford Road, Bournemouth
Application number	P/25/03354/FUL
Proposal	Change of use from Class C3 to Class E3
Committee overturn	No
Main issues	• whether or not the existing use constitutes a small family dwellinghouse; and, • the effect of the development on the retention of residential accommodation stock in the Bournemouth District Wide Local Plan (2002) (LP) area.
Why allowed	The Inspector allowed the appeal, concluding that the loss of the residential unit was acceptable because the property did not provide satisfactory living accommodation and was not a "small family dwellinghouse" protected by Policy CS19. Although originally used as a dwelling, the property comprised only one bedroom, a very small kitchen, and no private outdoor amenity space. The Inspector found that, given its limited size and layout, it functioned more like a one-bedroom flat than a family home and therefore its loss did not conflict with policies aimed at retaining small family housing stock. The Inspector also found that the site's environment was unsuitable for continued residential use. The dwelling was surrounded by a commercial servicing area used for deliveries, waste storage, parked vans and access to nearby businesses, with no realistic opportunity to provide effective screening without compromising commercial operations. As a result, the proposal met the policy criterion that allows the loss of residential accommodation where the environment is unsatisfactory for residential occupation. While acknowledging that the Council could not demonstrate a five-year housing land supply, the

	Inspector considered the loss of a single dwelling to carry only very limited weight, particularly given the poor quality of the accommodation and its setting. The appeal was therefore allowed, subject to conditions requiring compliance with the approved plans and the provision and retention of cycle storage.
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address	184-186 Old Christchurch Road, Bournemouth, BH1 1NU
Application number	P/25/03261/FUL
Proposal	Removal of existing unauthorised flue and erection of a flue.
Committee overturn	No
Main issues	The main issue in this appeal is the effect of the proposal on the character and appearance of the area; including whether or not the proposed development would preserve or enhance the character or appearance of the Old Christchurch Road Conservation Area.
Why allowed	The Inspector allowed the appeal for the installation of a rear extraction flue serving a restaurant/takeaway within the Old Christchurch Road Conservation Area. Although the flue would be visible from Glen Fern Road, it would be positioned on a secondary rear elevation that already contains a range of functional features, including extensions, pipework and other ventilation equipment. The Inspector found that the rear of the terrace has a more utilitarian character than the attractive principal frontage on Old Christchurch Road and that the proposed flue would sit comfortably within this context. Importantly, the flue would not be visible from the main street, would not interrupt key architectural features, and would terminate below the height of the building's prominent chimney stacks. The Inspector concluded that the proposal would preserve the character and appearance of the Old Christchurch Road Conservation Area and would not harm the significance of this designated heritage asset. Unlike a previously dismissed scheme, the revised flue design would remain within a recess in the building and would not project across the roofline. Its cream/almond finish would also reduce its visual prominence. Given the wider semi-commercial surroundings, including nearby parking areas, servicing activities and commercial premises, the flue was considered neither dominant nor out of keeping with the area. The proposal was therefore found to comply with local design and

	heritage policies, with conditions imposed to secure approved plans, noise mitigation measures and an appropriate colour finish for the flue.
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address	37 Grand Avenue, Bournemouth, BH6 3SY
Application number	P/25/02861/FUL
Proposal	new terrace at first floor together with doors to terrace.
Committee overturn	No
Main issues	- the character and appearance of the area and the host property; and, - the living conditions of neighbouring occupiers, specifically in relation to outlook.
Why dismissed	The Inspector allowed the appeal, finding that the proposed rooftop terrace and privacy screens would not harm the character and appearance of either the host property or the wider area. While the screens would be larger than others nearby and have a somewhat wall-like appearance due to their length and obscure glazing, they were considered simple, modest and subordinate features when viewed against the much larger mass of the existing building. The Inspector noted that balconies and roof terraces already form part of the local character, and that the rear of properties in the area is characterised by a variety of extensions and alterations. Due to their rear location and limited visibility from the street, the proposal would have only a negligible impact on the streetscene. In considering neighbouring amenity, the Inspector concluded that the development would not have an overbearing or oppressive effect on the outlook from adjacent properties, particularly Nos. 35 and 39. The screens would be viewed largely against the backdrop of the existing building, would be set back from the roof edge, and would benefit from separation distances and existing vegetation, all of which would lessen their visual impact. As a result, the proposal would not significantly alter neighbours' outlook or living conditions. The Inspector also addressed concerns regarding privacy and noise. The 1.8m-high obscure-glazed screens would fully enclose the terrace, preventing harmful overlooking of neighbouring gardens and windows. In addition, the screens would provide some acoustic shielding, and

	given the separation distances involved, the terrace was not considered likely to increase the ability of occupants to overhear conversations in neighbouring gardens. Overall, the Inspector found the proposal complied with Policy CS41 and relevant design guidance, with a condition imposed to ensure the privacy screens remain obscure glazed.
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address	34 Sopers Lane, Poole, BH17 7ES
Application number	P/25/01995/HOU
Proposal	new access and hardstanding driveway, dropped kerb, proposed boundary fence, retain plant bed and proposed retaining wall.
Committee overturn	No
Main issues	The main issue is the effect of the proposal on highway safety, the flow of traffic and pedestrian safety.
Why allowed	The Inspector allowed the appeal, concluding that the proposed new vehicular access onto Sopers Lane would not cause unacceptable harm to highway or pedestrian safety. The Inspector noted that many properties along Sopers Lane already have driveways and direct access onto the road, meaning vehicles entering and leaving residential plots are a common and expected feature of the street. The proposed access would therefore be consistent with the established pattern of development and would not create unexpected hazards for motorists. Although the Highway Authority raised concerns about the ability of vehicles to turn independently within the site, the Inspector found that the proposed parking and turning area was broadly comparable to arrangements at nearby properties and would allow at least one vehicle to enter, turn and leave in a forward gear. Given the 20mph speed limit and generally slow-moving traffic conditions, vehicles emerging from the site were not considered likely to impede traffic flow or create safety issues. The Inspector also concluded that the gradient of the proposed driveway would not be so steep as to make vehicle control difficult. In relation to pedestrian safety, the Inspector accepted that part of the visibility splay relied on adjacent land outside the applicant's control. However, the pavement outside the site is relatively wide and there are numerous similar accesses in the area where pedestrians would

	reasonably expect vehicles to emerge. Taking all factors into account, the Inspector found that the proposal would not result in unacceptable impacts on highway safety, traffic flow or pedestrian safety and therefore complied with Policies PP27, PP34 and PP35 of the Poole Local Plan. The appellant's concerns regarding flooding and drainage were noted but were not matters relevant to the appeal decision.
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address	Land adjacent to 3 Lytton Road, Bournemouth, BH1 4SH
Application number	P-23023-040225
Proposal	Erection of a one bedroom dwelling with associated cycle parking
Committee overturn	No
Main issues	• the effect of the proposed development on the character and appearance of the area; and • whether adequate mitigation has been secured to ensure the proposal would not have a likely significant effect on the Dorset Heathlands Special Area of Conservation (SAC), Special Protection Area (SPA) and Ramsar site, and the New Forest SAC, SPA and Ramsar site.
Why allowed	The Inspector allowed the appeal, finding that the proposed one-bedroom dwelling would not harm the character and appearance of the area despite occupying a narrow gap between two terraced properties. Although the design would be noticeably different from the surrounding traditional housing, with its black corrugated metal finish and contemporary appearance, the building's modest scale, single-storey form and recessed position behind the established terrace line meant it would have only a limited visual presence in the street scene. The Inspector considered that it would be perceived as a small, subordinate building similar in character to a domestic outbuilding rather than as a disruptive break in the established terraced frontage. Consequently, the proposal was not considered incongruous or an overdevelopment of the site and was found to respect the area's prevailing character. The Inspector also concluded that the proposal would not have an adverse impact on internationally protected heathland and forest habitats. While a net increase in residential accommodation would have the potential to increase recreational pressure on the Dorset Heathlands and New Forest European sites, the applicant had entered

	into a legally binding agreement securing the required financial contributions towards mitigation measures. The Inspector was satisfied that these measures would prevent likely significant effects on the protected habitats and that the proposal complied with the requirements of the Habitats Regulations and local planning policy. Other concerns raised by local residents were also considered but were not found to justify refusal. The Inspector determined that the development would not interfere with the use of a nearby disabled parking space, would not materially worsen local parking conditions, and would not have an overbearing effect on neighbouring properties or significantly reduce light to adjacent gardens due to its limited height and footprint. As a result, the appeal was allowed subject to conditions relating to approved plans, contamination investigations, construction management, materials and cycle parking provision.
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address	201 Goldfinch Road, Poole, BH17 7TB
Application number	P/26/01174/TTPO
Proposal	T1 – Oak Tree – remove smaller left hand competent stem T2 – Beech tree – remove lower overextended branch
Committee overturn	No
Main issues	The main issues are the effect of the proposed works on the character and appearance of the area if the works were to be carried out; and whether the reasons given for the proposed works justifies that course of action.
Why allowed	The Inspector allowed the appeal and granted consent to remove one stem from a twin-stemmed oak tree protected by a Tree Preservation Order (TPO). A key factor in the decision was that the tree was not considered a significant individual specimen in its own right, but rather formed part of a much larger area of woodland covered by an old Area TPO. The Inspector found that removing one stem would have only a minimal impact on the overall contribution that Area A1 makes to the character and appearance of the locality. The Inspector also noted that the TPO is over 50 years old and was originally intended to provide broad protection to groups of trees before

	the surrounding residential development was built. In this context, the loss of a single stem from one oak tree would have a negligible effect on the visual amenity of the wider protected area. Furthermore, the stem proposed for removal was smaller than the retained stem, and there was no evidence that the works would adversely affect the health, stability or long-term vitality of the tree. In carrying out the required balancing exercise, the Inspector referred to Planning Practice Guidance, which recognises that where a tree's amenity value is relatively limited and the impact of the proposed works would be negligible, consent may be justified even if there is no strong arboricultural need for the works. Given the very limited visual impact and the absence of any significant harm to the tree or wider landscape, the Inspector concluded that the proposal was acceptable and allowed the appeal.
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List of live appeals

Appendix 1 provides a list of current appeals.

Options Appraisal

9. No options to consider.

Summary of financial implications

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

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

⁷ [Appeals - GOV.UK](#)

- d. vague, generalised or inaccurate assertions about a proposal's impact, which are unsupported by any objective analysis

Summary of legal implications

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

Summary of human resources implications

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

Summary of sustainability impact

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

Summary of public health implications

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

Summary of risk assessment

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

Background papers

Published appeal statistics and appeal decisions

Criteria Document 2024

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

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

Appendices

Appendix 1 – list of outstanding appeals.

Appendix 1:

WR: Written Representations

SF: Shopfront Fast Track

HH: Householder

IN: Public inquiry

Appeal number	Location	Proposal	Start Date	Method
P/26/01229/CONDR	49 Cliff Drive Poole BH13 7JF	Removal of condition 5 (Full kerb reinstatement) of planning permission APP/24/01393/F (Single storey extension to rear, external alterations and detached garage) to allow retention of the dropped kerb.	25-Aug-26	HH
P/26/02590/HOU	37 Haverstock Road Bournemouth BH9 3HQ	Removal of existing single storey rear extension, erection of single storey rear extension, two storey rear extension and two storey side extension	24-Aug-26	HH
P/26/01637/HOU	22 Wroxham Road Poole BH12 1HA	Roof alterations including increasing ridge height, hip to gable extensions and insertion of dormers together with single storey side extension and porch.	19-Aug-26	HH
P/26/02750/FUL	90 Glenferness Avenue Bournemouth BH3 7EY	Demolition of a conservatory & sever land to erect a detached dwelling (self-build) with vehicular access off Elgin Road	18-Aug-26	WR
P/26/01870/PNHH	18 Cranborne Crescent Poole BH12 4EP	Single storey rear extension which would extend beyond the rear wall of the original semi-detached dwelling house by 4.80 metres, for which the maximum height would be 2.90 metres and for which the height at the eaves would be 2.56 metres	12-Aug-26	HH
P/26/02412/FUL	573 Christchurch Road Bournemouth BH1 4AH	Change of use from Class E(a) to a Restaurant Take-Away (Sui Generis), including modifications to the shopfront and the installation of an extractor flue	11-Aug-26	WR
P/25/05070/FUL	16 Southbourne Grove Bournemouth BH6 3QZ	Erection of single storey dwelling	11-Aug-26	WR
P/26/02173/FUL	Land East of Southbourne Crossroads Car Park Southbourne Coast Road	Erection of a detached dwelling with associated works.	10-Aug-26	WR

	Bournemouth BH6 3NN			
P/26/01591/ADV	o/s Quay Amusements, The Quay, Poole BH15 1HJ	Advertisement consent for two digital 75-inch LCD display screens, one on each side of the Street Hub unit.	10-Aug-26	WR
P/25/05226/FUL	12A Queens Avenue Christchurch BH23 1BZ	Replacement of the existing dwelling and garage at number 12A Queens Avenue with associated parking and access being retained	05-Aug-26	WR
P/26/01622/FUL	12A Queens Avenue Christchurch BH23 1BZ	Demolition of the existing dwelling and garage and erect a replacement dwelling (self-build) with detached garage with associated parking and landscaping	05-Aug-26	WR
P/26/00861/HOU	11 Burford Close Christchurch BH23 2QF	Single-storey side and rear extension, Roof extensions with raised ridge height and side dormer to facilitate loft conversion, material changes and associated works throughout.	05-Aug-26	WR
P/25/03116/OUT	Land Adjacent to Waggy Tails Rescue Derwent 143 Magna Road Poole BH21 3AW	Outline application for the construction of 7no. houses (100% Affordable Housing) with associated car parking spaces and new central vehicular access (closure of existing vehicular access)	04-Aug-26	
P/26/00981/HOU	19 Seaway Avenue Christchurch BH23 4EU	Demolition of existing garage and rear conservatory. Erection of single storey rear and side extension to include new side garage. Extension of existing first floor level with rear terrace.	30-Jul-26	HH
P/26/01165/CONDR	22A Exton Road Bournemouth BH6 5QF	Variation of condition 2 of planning permission 7-2022-22932-B (Erection of a garden room) to let out on a short term basis to paying guests	30-Jul-26	
P/26/00783/FUL	28 Arncott Hall 13 Poole Road Bournemouth BH2 5QR	Replace 5x wooden single glazed sash windows, with 5 UPVC Heritage Eco Sash Double Glazed Windows.	29-Jul-26	
P/26/01438/CLP	15 Stanfield Road Bournemouth BH9 2NL	Lawful Development Certificate for proposed dormers to side elevations, Roof extension for second floor accommodation, single storey rear extension	28-Jul-26	
P/25/03886/CLE	22 Stafford Road Bournemouth BH1 1JH	Lawful Development Certificate for Existing Use or Operation for two additional units on second floor (making a total of 6 units) following the creation of 4 units under planning application 7-2018-6333-F	24-Jul-26	
P/26/00782/HOU	16 Riverside Lane Bournemouth BH6 3LD	Alterations, single storey side porch extension, rebuilding garage and loft conversion including dormer windows	24-Jul-26	HH
P/26/01805/ADV	Pavement o/s Old Town Market, 7 Dear Hay Lane, Poole BH15 1NZ	Advertising consent for 2no. digital 75" LCD display screens, one on each side of the Street Hub unit	23-Jul-26	SF
P/26/01806/FUL	Pavement o/s Old Town Market,	The installation of 1no. BT Street Hub and removal of associated payphones.	23-Jul-26	

	7 Dear Hay Lane, Poole BH15 1NZ			
P/26/00941/PNHAS	2 Roscrea Close Bournemouth BH6 4LX	Prior approval for creation of an additional storey of accommodation to provide new bedrooms through raising of the existing eaves and forming a new pitched roof.	21-Jul-26	HH
P/26/01748/LB	St Swithuns Church Gervis Road Bournemouth BH1 3ED	Listed Building Consent for installation of a roof-mounted solar photovoltaic system on the south-facing roof slopes.	21-Jul-26	
P/26/01011/CLP	21 Sterte Avenue Poole BH15 2AJ	Lawful Development Certificate for proposal that the existing outbuilding may be used as ancillary residential accommodation incidental to the main dwellinghouse.	16-Jul-26	WR
P/26/00158/FUL	Land adj 88 Iford Lane Bournemouth BH6 5QZ	Proposed new self-build, detached dwelling following demolition of existing garage with associated access and parking	13-Jul-26	WR
P/26/00570/CONDR	329 Sandbanks Road Poole BH14 8HZ	Variation of condition 2 (Approved Plans) and 3 (Arboricultural Method Statement) and removal of 13 (Reference to drawing number) of planning permission APP/23/01478/F (Demolition of existing house and erection of four storey block of 7.no flats with associated access and parking) for amendments to include increased floor space on all levels, including widening of balconies and an additional balcony at penthouse level	09-Jul-26	WR
P/26/01590/FUL	o/s Quay Amusements, The Quay, Poole BH15 1HJ	The installation of 1no. BT Street Hub.	08-Jul-26	WR
P/26/01381/CONDR	55 Hillside Drive Christchurch BH23 2RS	Variation of conditions 3 (External facing and roofing materials) and 5 (Proposed accommodation to be used solely for residential purposes) of planning permission 8/17/0181/FUL (Extensions and alterations at first floor level to include dormer windows to the front and rear to create a two bedroom annexe ancillary to the existing dwelling within the extended roof space. Conversion of garage to habitable accommodation and the creation of additional vehicular access. (AMENDED DESCRIPTION & AMENDED PLANS)) to allow some ancillary holiday accommodation.	08-Jul-26	WR
P/26/01098/FUL	67A Stanley Green Road Poole BH15 3AD	Proposed construction of a pair of semi-detached houses with associated access, parking and landscaping	07-Jul-26	WR
P/26/01749/FUL	St Swithuns Church Gervis Road Bournemouth BH1 3ED	Installation of a roof-mounted solar photovoltaic system on the south-facing roof slopes.	07-Jul-26	WR

P/26/01365/FUL	24 Walton Road Bournemouth BH10 4BJ	Sever land and erect a detached bungalow (self build)	07-Jul-26	WR
P/26/01143/CONDR	Land Rear of 21-27 Brixey Road Poole BH12 3PB	Variation of condition 2 (plans list) following approval of P/25/04203/FUL (Sever the land and erect 3 x dwellings with associated access and parking, including enabling partial demolition works to No 25 Brixey Road) to enable changes to the approved plans to expand the living accommodation of Unit 3 through the introduction of first floor accommodation. To facilitate the increased vehicle and cycle parking requirements for Unit 3, minor changes are also proposed to the site plan.	25-Jun-26	WR
P/26/01293/FUL	16 Carnarvon Road Bournemouth BH1 4EW	Change of use of a building comprising 1no. flat and 5no. bedsits to a building comprising 3no. flats.	24-Jun-26	WR
P/26/01433/FUL	50 Branksome Wood Road Poole BH12 1HR	Sever the plot and erect a single self-built dwelling	24-Jun-26	WR
P/26/01781/FUL	41 Shillito Road Poole BH12 2BW	Change of use from dwellinghouse (Class C3), to seven bedroom/seven person House in Multiple Occupation (Sui generis)	23-Jun-26	WR
P/26/01417/HOU	2 Clarence Road Poole BH14 8AX	Rear single-storey infill extension and a loft conversion with rear dormer and velux window to the front.	12-Jun-26	HH
P/25/04679/CONDR	18 Sandbourne Road Bournemouth BH4 8JH	Variation of Conditions 2, 9, 10 and removal of C8, (approved plans) of Application P/25/02311/HOU for Alterations, ground floor extensions and formation of new second floor level with an art deco style remodel of the existing dwelling, first floor rear balcony, roof garden, formation of swimming pool, altered garage and new parking spaces off Sandbourne Road. For material amendments to the approved plans to improve the design and functionality of the garage outbuilding by creating an additional floor and amend the boundary treatment with a new rendered boundary wall and front sliding gate.2,9,	11-Jun-26	HH
P/26/01409/HOU	6 Chewton Common Road Christchurch BH23 5LT	Demolition of outbuilding and erection of detached residential annexe	11-Jun-26	HH
P/26/00732/CLP	19 A Selwood Park Weymans Avenue Bournemouth BH10 7JU	Lawful Development Certificate for proposed erection of a single-storey conservatory.	08-Jun-26	WR

P/25/03787/FUL	86 Alexandra Road Poole BH14 9EW	Sever land and erect 1 No 3 bedroom Self Build house with parking	04-Jun-26	WR
P/26/00485/CLP	50 Feversham Avenue Bournemouth BH8 9NL	Lawful Development Certificate for raising of eastern fencing and boundary treatments	02-Jun-26	WR
P/25/05300/FUL	15 Stanfield Road Bournemouth BH9 2NL	Erection of extensions and roof alterations to accommodate change of use to form 8 bedroom House in Multiple Occupation (Sui generis)	28-May-26	WR
P/25/02323/CLE	16 Gerald Road Bournemouth BH3 7JZ	Application for a Lawful Development Certificate for an existing shared seven-room sui generis HMO, comprising of two rooms sharing facilities and five self-contained units	26-May-26	WR
7-2024-19600-D	Parkside Guest House 24 Southcote Road Bournemouth BH1 3SR	Retrospective: Change of use to HMO	26-May-26	WR
C/2024/1865/1	33 Sandringham Gardens Bournemouth BH9 3QW	Unauthorised single storey rear extension (linked appeal)	20-May-26	WR
C/2024/1865/2	33 Sandringham Gardens Bournemouth BH9 3QW	Unauthorised single storey rear extension (linked appeal)	20-May-26	WR
C/2024/1865	33 Sandringham Gardens Bournemouth BH9 3QW	Encroachment onto BCP land CoU of open space to residential Unauthorised single storey rear extension	20-May-26	WR
P/25/02922/HOU	3-5 Bridge Street Christchurch BH23 1DY	Retention and maintenance of garden shed within curtilage (retrospective)	19-May-26	HH
P/25/04902/FUL	Wessex Lodge Rest Home 16 Munster Road Poole BH14 9PU	Demolition of existing buildings and erection of 4 Detached Dwellings, with associated access, parking and boundary treatments	13-May-26	WR
P/26/00121/HOU	109 Catalina Drive Poole BH15 1TQ	Loft conversion with a rear dormer window and two front dormer windows to dwellinghouse	01-May-26	HH
P/26/00457/FUL	Flat 1 9 Chestnut Avenue Bournemouth BH6 3SP	Construction of a terrace with balcony at roof level	28-Apr-26	WR
P/25/02136/FUL	5 Bank Chambers Penn Hill Avenue Poole BH14 9NB	Erection of an extraction flue (retrospective)	27-Apr-26	WR
P/26/00303/CLP	7 Uppleby Road Poole BH12 3DB	Lawful development certificate for the proposed erection of a detached outbuilding to be incidental to the enjoyment of the dwelling house.	27-Apr-26	WR

APP/24/00498/P	291 Bournemouth Road Poole BH14 9AH	Demolish the existing buildings and erect 15 dwellings with associated parking and access.	22-Apr-26	WR
P/25/03589/FUL	65A Richmond Wood Road Bournemouth BH8 9DQ	Change of use from dwellinghouse (Class C3) to Sui generis eight person HMO	22-Apr-26	WR
P/25/01216/FUL	31A The Avenue Poole BH13 6LJ	Demolish existing dwelling and erect a replacement building containing 8 apartments with associated works.	20-Apr-26	WR
P/25/02921/LB	3-5 Bridge Street Christchurch BH23 1DY	Listed Building Consent for the retention and maintenance of garden shed within curtilage (retrospective)	15-Apr-26	WR
P/25/02321/OUT	5 Higher Blandford Road Poole BH18 9AB	Outline application with Some Matters Reserved to sever land and erect 2no. detached houses and 1no. detached bungalow with shared vehicular access with no. 5 Higher Blandford Road.	09-Apr-26	WR
P/25/02928/FUL	207 Lower Blandford Road Broadstone Poole BH18 8DN	Erection of a block of 3no. flats with cycle and bin store and operational car parking space	08-Apr-26	WR
P/26/00262/FUL	20 Crichel Road Bournemouth BH9 1JG	Construction of one dwelling with associated parking to the rear of 20 Crichel Road.	07-Apr-26	WR
P/25/04438/HOU	4 Wharnccliffe Gardens Christchurch BH23 5DN	First floor front extension to dwelling	25-Mar-26	HH
ENF/25/0373	336 Wallisdown Road Bournemouth BH11 8PP	Refused app P/25/01017/HOU - Rear extension, hip to gable front extension, 2 side dormer, double dormer on east roof, 5 roof lights and juliet balcony.	25-Mar-26	WR
P/25/04672/FUL	55 Highfield Road Bournemouth BH9 2SE	Change of use from House in Multiple Occupation (Class C4) to seven person House in Multiple Occupation (Sui Generis) and erection of bin and cycle stores	25-Mar-26	WR
P/25/02304/OUT	Park Place 6 North Road Poole BH14 0LY	Outline application with Some Matters Reserved for a phased development of up to 115 apartments across 2 separate blocks following demolition of the existing building.	24-Mar-26	WR
P/25/02601/FUL	Flat 5 11 Alyth Road Bournemouth BH3 7DF	Erection of a first-floor rear extension and internal alterations to convert an existing bedsit flat into a 2-bed flat.	17-Mar-26	WR
P/25/04202/FUL	1A Fancy Road Poole BH12 4QZ	Demolition of a garage and several outbuildings, and the development of 1 dwelling with associated bin and bike store.	12-Mar-26	WR
P/25/05068/HOU	50 Baring Road Bournemouth BH6 4DT	Erection of pole mounted weather station	04-Mar-26	HH
ENF/24/0056	Parley Court Golf Course	Alleged unauthorised ground works resulting in bunds	24-Feb-26	WR

	Parley Green Lane Christchurch BH23 6BB			
ENF/25/0538	29 Links Road Poole BH14 9QS	Refused retrospective application for 2m high fence following ENF/25/00023.	03-Feb-26	WR
P/25/03015/LB	Stourview House Throop Road Bournemouth BH8 0DH	Retrospective: Listed Building Consent for the retention of a replacement composite door located on the secondary (side) elevation. Existing unauthorised.	27-Jan-26	WR
P/25/03296/FUL	Marina Court 34 Banks Road Poole BH13 7QE	Demolish garage to create a vehicular access and erect a detached bungalow	20-Jan-26	WR
ENF/25/0115	50 Ashford Road Bournemouth BH6 5QD	without planning permission, the formation of two additional residential units, by virtue of physical separation from the host dwelling, and each capable of independent occupation with separate facilities allowing for independent day-to-day living, including en-suite facilities and kitchenettes with electrical and counter-top appliances	15-Jan-26	WR
APP/23/00822/F	Canford Recycling Centre Arena Way Poole BH21 3BW	Demolition and Removal of existing structures and the erection of a Carbon Capture Retrofit Ready Energy from Waste Combined Heat and Power Facility with associated Combined Heat and Power Connection, Distribution Network Connection and Temporary Construction Compounds and associated buildings and ancillary car parking.	08-Jan-26	IN
P/25/00728/FUL	The Lodge 2A Burton Road Poole BH13 6DU	Replacement dwelling with associated parking and access	10-Dec-25	WR
C/2023/1513	22 Stafford Road Bournemouth BH1 1JH	Description - Former 8 bed HMO converted into 6 flats, permission approved for only 4 flats.	04-Dec-25	WR
7-2025-26319-D	1 Tasso Riverbank 40 1 Wick Lane Bournemouth BH6 4JX	T1 -Monterey Pine - Fell to ground level	28-Sep-25	HR
C/2023/1437	Throop Mill Throop Road Bournemouth BH8 0DL	1. Means of enclosure; 2. Repairs to listed Building 3. The siting of a portable building See case ref: 2021/0668	20-Aug-25	WR
ENF/25/0107	7 Leven Avenue Bournemouth BH4 9LH	The unauthorised erection of a boundary wall more than 1 metre in height adjacent to the highway, as shown in the approximate position outlined in red on the attached site location plan.	21-Jul-25	WR

P/25/00867/CLP	8B Partridge Walk Poole BH14 8HL	Certificate of lawfulness to Lower the south side wall of the house by up to 525mm. The house is 3 storey (basement, ground and 1st) with living areas on the top (1st) floor. The wall forms the boundary to a balcony on the 1st floor level. The top of the existing wall is 1625mm above the finished floor level of the balcony. The proposal is to lower the wall so the top is at a height of at least 1100mm above the balcony finished floor level. The existing wall is zinc clad for the full height. The proposed reduced height wall would have identical finishes to that of the existing wall.	14-Jul-25	WR
C/2024/2025	3 Ashford Road Bournemouth BH6 5QB	Without planning permission, the erection of an extension to house an outdoor kitchen area with structures, the construction of a raised platform with balustrade and steps to the rear of the dwelling.	07-Jul-25	WR
7-2024-9354-F	1346 Christchurch Road Bournemouth BH7 6ED	Application for a Lawful Development Certificate for proposed formation of 3 areas of hardstanding within the curtilage of the residential planning unit	01-Jul-25	WR
ENF/25/0012	Theme Park Merritown Lane Christchurch BH23 6BA	Refused retrospective planning application 8/24/0180/FUL for change of use to commercial airport car parking with associated works, APNR etc. Refused retrospective advertisement application 8/24/0181/ADV for 49 x non-illuminated signs.	30-Apr-25	WR
8/23/0675/CLE	The Barn 41A Burley Road Christchurch BH23 7AJ	Application for a Lawful Development Certificate for an existing conservatory to the West Elevation.	10-Apr-25	WR
7-2024-23085-I	Flat 2B Whitley Court West Cliff Gardens Bournemouth BH2 5HL	Application for a Lawful Development Certificate for an Existing Use of Flat 2B as a single dwelling house	07-Mar-25	WR
C/2022/1023	17, The Litzo, 37-39 Boscombe Spa Road, Bournemouth, BH5 1AS	Without planning permission, the erection of raised platforms to the rear of the dwelling.	07-Mar-25	WR
C/2024/1952	Palm Lounge Bar, Poole Hill, BOURNEMOUTH, BH2 5PW and Bermuda Cafe, Poole Hill, BOURNEMOUTH, BH2 5PW	Without planning permission, a single storey side extension with extract flue, covered outdoor structure located to the rear, and pergola structure located to the front, fixed jumbrella and new boundary treatment in the approximate positions hatched black.	06-Mar-25	WR
S78/2024/7593	Bermuda Cafe Poole Hill Bournemouth BH2 5PW	Retrospective application for the erection of a single storey extension and outdoor covered area to rear, pergola to the front and alterations to boundary treatment	16-Dec-24	WR

APP/23/01397/P	6 Pinewood Road, Poole, BH13 6JS	Outline application to demolish existing bungalow and garage. Construct 3 houses.	21-May-24	WR
TP/23/00360/X	23 Widworthy Drive, Broadstone, BH18 9BD	T7: Silver Birch - Fell to ground level. Replacement planting: One container grown lime to be planted in the rear garden within 5m of tree.	13-Feb-24	TRF
TP/24/00278/X	21A Bury Road Poole BH13 7DE	T1- Maritime Pine- Fell- Tree is a poor specimen that is leaning over boundary. Tree has recently had a branch failure. Due to lack of suitable pruning points tree should be removed. T2- Scots Pine- Fell- Tree is a poor specimen which is leaning into neighbouring cypress tree. Tree is causing damage to surrounding tree. T2 has a low future retention. T3- Monterey Pine- Reduce selected branches by 4m. With the removal of T1 over extended branches could fail due to less protection from the wind. Work will not be detrimental to the health of the tree.		TRF
P/26/02085/FUL	86 Alexandra Road Poole BH14 9EW	Sever land and erect a detached dwelling with associated access, parking and cycle store.		WR
P/26/02217/PNHH	39 Bushell Road Poole BH15 3HD	Single storey rear extension which would extend beyond the rear wall of the original semi-detached dwelling house by 6.00 metres, for which the maximum height would be 3.00 metres and for which the height at the eaves would be 3.00 metres.		HH
P/26/01744/FUL	95 Southcote Road Bournemouth BH1 3SW	Creation of an additional unit to the existing 7 bed HMO to form 8 beds (Sui Generis)		WR