

# Planning Committee

Application Address	58 Charminster Avenue
Proposal	Alterations, extensions and conversion of premises to 5 flats with bin and cycle stores, formation of vehicular access and parking spaces
Application Number	7-2018-11441-E
Applicant	McMorton Developments Ltd
Agent	DOT Architecture
Date Application Valid	23 August 2018
Decision Due Date	17 October 2018
Ward	Moordown - Pre May 2019
Recommendation	<b>GRANT</b> in accordance with the recommendation details within the report
Reason for Referral to Planning Committee	This application is brought to the Planning Committee as more than 10 letters of representation from more than 10 separate addresses have been received objecting to the application under the former Bournemouth Borough Council's Scheme of Delegation, prior to the 1 <sup>st</sup> April 2019

## Description of Development

- 1 Planning consent is sought for the demolition of the existing building comprising commercial premises at ground floor and residential flats above to form a new block of 5 flats with associated parking and bin and cycle stores.
- 2 The applicant has provided the following information.

	Existing	Proposed
Site Area: (ha)	0.0594	
Use	Commercial/residential	Residential
Approximate ridge Height (m)	7.8	7.8
Distance from site boundary (... Road)	N 1.2m E (Charminster	N 1.2m E (Charminster

	Avenue) 9.0m S (Sutton Road) 2.5m W 21.0m	Avenue) 9.0m (8.4m to bay) S (Sutton Road) 2.1m W15.0m
No. of Storeys	2/3	2/3
Parking Spaces	4	5
No. of Residential Units	1	5

- 3 The original application sought consent for 6 flats. The scheme has been amended considerably to reduce the scale and bulk of the building. The following changes have been made:
- height reduced so that it is similar to the existing building and neighbouring houses
  - parking and hard surfacing area reduced to enable usable amenity space to be provided at the rear
  - reduction in scale and bulk of rear part of building, particularly adjacent to number 60 to reduce impact on amenities
  - elevational changes to improve the design

### **Key Issues**

- 4 The main considerations involved with this application are:
- Loss of commercial premises
  - Impact on the character and appearance of the area
  - Impact on residential amenity
  - Parking provision
  - Impact on trees
  - Heathland mitigation
- 5 These points will be discussed as well as other material considerations at para 23 to 52 below.

### **Planning Policies**

#### **Development Plan:**

#### **Bournemouth Local Plan: Core Strategy (2012)**

Policy CS4 – Surface Water Flooding  
Policy CS6 – Delivering Sustainable Communities  
Policy CS11 – Protecting Local Facilities and Services  
Policy CS16 – Parking Standards  
Policy CS18 – Increasing Opportunities for Cycling and Walking  
Policy CS21 – Housing Distribution Across Bournemouth

**Bournemouth District Wide Local Plan (2002)**

Saved Policy 6.10 – Flats Development

**Other**

Affordable Housing - SPD  
Dorset Heathlands Planning Framework – SPD  
Residential Development: A Design Guide - PGN  
Sustainable Urban Drainage Systems (SUDS) - PGN  
Bournemouth Parking – SPD  
Waste and Recycling Services Planning Guidance Note

**National Planning Policy Framework**

- 6 The National Planning Policy Framework (NPPF) sets out the government strategy to achieve sustainable development. The framework is relevant to the current application and issues relating to the economy, ensuring the vitality of town centres, sustainable transport, high quality communications, housing, flooding/climate change, good design, promoting healthy communities, protecting green belt land, and conserving the natural and historic environment will be dealt with in the report where relevant.

**Other**

Affordable Housing - SPD  
Dorset Heathlands Planning Framework – SPD  
Residential Development: A Design Guide - PGN  
Sustainable Urban Drainage Systems (SUDS) - PGN  
Bournemouth Parking - SPD  
Waste and Recycling Services Planning Guidance Note

**Relevant Planning Applications and Appeals:**

- 7 A pre-application enquiry was submitted earlier in 2018 for redevelopment of the site to provide 8 flats. Concern was raised about the scale of development including projection forward of the front building lines to both road frontages and lack of amenity space, parking and soft landscaping.

**Representations**

- 8 Two yellow site notices were posted outside the site (on Charminster Avenue and Sutton Road) on 12<sup>th</sup> September 2018 with an expiry date for consultation of 56<sup>th</sup> October 2018.
- 9 Two blue site notices were posted on 21<sup>st</sup> February 2019 advising local residents of amendments to the scheme and inviting further comments by 6<sup>th</sup> March 2019.

- 10 Finally two green site notices were posted on 13<sup>th</sup> May 2019 advising of further amendments and inviting comments by 24<sup>th</sup> May 2019.
- 11 24 representations have been received from 19 addresses raising objection. The issues raised comprise the following:-
- Height much higher than existing and neighbouring properties
  - Significantly larger footprint than existing
  - Excessive size of development compared with plot
  - Three storey extension beyond existing building line would result in claustrophobic environment
  - Mass and height would dominate street scene
  - Out of keeping with 1920s family homes
- 12 The above comments were received prior to amendments to the application which are considered to overcome these issues due to a significant reduction in the height, scale and bulk of the building, and changes to the design so that it is more in keeping with neighbouring properties.
- Impact on light to neighbouring property (60) and windows to side elevation
  - Overlooking to number 60
- 13 The impact on number 60 has been considered in detail and the bulk of the building significantly reduced at the closest point to this neighbouring property so that the kitchen window retains a more open aspect and good level of natural light
- Not enough parking spaces
  - Impact on on-street parking and safety from additional cars especially at school times
  - Concern about safety due to vision being blocked by street tree
- 14 The Highway Officer has considered the proposals and is satisfied with both the level of parking provided and the safety of the proposed access arrangement
- Concern about impact on neighbour's drains if hedge planted
- 15 The revised plan now shows the existing masonry wall to be retained to the shared boundary with number 60 Charminster Avenue
- Increased noise impact on neighbours
  - Concern that property will be used for holiday lets/'air b n b' due to existing flat being used for this for large parties and experience of anti-social behaviour
- 16 Town and Country Planning legislation currently allows any property to be let out as air b n b for short time periods. The owner has indicated that the

previous tenants were given notice during the planning application process and the flat has been let out as an 'air bnb' property on a short-term basis in the meantime to retain some income from the property. There is nothing in the application to suggest that the proposed units would be let out as 'air bnb' properties.

- A neighbouring resident commented that the applicant had agreed to some terms of future leases with her for future tenants but that the application plans are now in conflict with those details

- 17 Tenants leases are not something that form part of the planning application. A number of amendments have been sought to overcome concerns raised by the case officer. Any changes that this has resulted in to a private agreement between the applicant and a neighbouring resident are not relevant to the planning application and would need to be discussed separately by the parties involved.

### **Consultations**

#### **Highways Officer**

- 18 The site is within Parking Zone 3 of the Bournemouth Parking SPD. The SPD requires the following parking spaces for the 5 flats proposed:

4 x 1 bed flats (2 habitable rooms) at 0.8 spaces	= 3.2
2 x 2 bed flats (3 habitable rooms) at 0.9 spaces	= 0.9
Total	= 5 (4.1 unrounded)

- 19 A cycle store for 6 cycles is proposed which complies with the Parking SPD
- 20 The Highways Officer raises no objections subject to conditions requiring the works to the footway and reinstating the footway shall be carried out prior to occupation; the parking spaces to be completed prior to occupation of the development and retained as unallocated; and the cycle store for 6 cycles to be erected prior to occupation.

#### **Highway Tree Officer**

- 21 The Highway Tree Officer visited the site with the Highway Officer and the Agent. It has been agreed the new access will be at least 2.4m from the centre of the street tree in front of the property to protect existing roots.
- 22 The Highway Tree Officer raises no objection subject to the works being carried out in accordance with the plans and a condition requiring protection of the street trees during demolition and construction.

## **Waste and Recycling Officer**

- 23 The proposed bin store meets the requirements of the Waste and Recycling Management Plan in terms of number and size of bins provided, access and provision of a dropped kerb to enable servicing.
- 24 No objections have been raised subject to condition that the refuse store and associated dropped kerb be provided prior to occupation of the development.

## **Planning assessment**

### **Site and Surroundings**

- Corner plot at the junction of Charminster Avenue and Sutton Road.
  - Site currently has a large, open tarmac forecourt.
  - Two storey, traditional, residential properties are characteristic.
  - Existing premises is part commercial use and part residential use at ground floor with residential above and has a garage and private garden to the rear of the site.
- 25 The application site is located within an established residential area characterised by two storey, detached properties with hipped roof forms.
- 26 Properties are traditional style with a mix of red brick and render finishes. There are a number of street trees to Charminster Avenue and properties generally retain low boundary walls/hedges to the street scene, enclosing small front gardens. Properties addressing Sutton Road are of a similar scale and form and also have low boundary treatments to the road frontage.
- 27 The existing building on the site is double the width of neighbouring detached properties and currently has a large area of hardstanding across the forecourt area to the southern part of the Charminster Avenue frontage.
- 28 The premises on the opposite side of the entrance to Sutton Road has a considerably larger footprint than other properties and is currently in use as an elderly persons home and has been since the late 1980s/early 1990s.

## **Key issues**

### **Loss of commercial premises**

- 29 The commercial unit was last in use as an optician, but this use ceased some time ago. The unit is outside of any local or district centres and not designated within the local plan. As such Policy CS11 of the Bournemouth Local Plan Core Strategy is relevant which states that outside of town and district centres, proposals for residential development that would lead to the loss of an existing ground floor commercial premises will generally not be permitted.
- 30 In this case the site is located in a predominantly residential area which historically had a number of small units dotted along the street providing local

shops and services. Over time a number of these premises have been converted to residential uses due to lack of demand for this type of premises. It should also be noted that the site is within close proximity and walking distance of both Charminster Road and the parade of shops at Charminster Avenue/Malvern Road junction.

- 31 Since the publication of the Core Strategy changes have also been made to the General Permitted Development Order, which allow for permitted changes from commercial to residential uses through the Prior Approval procedure.
- 32 In this case the applicant has provided marketing information and a letter from the Estate Agents confirming the premises were marketed from June 2017 until the time of submission of the application. The letter advises that virtually all interest received was from potential buyers looking to redevelop the site for residential use as flats. The only commercial interest was for an office with no public access (which turned out to be not financially viable), and as a car sales lot which was not pursued further.
- 33 It is not considered that the existing commercial unit is strategically important for the local community due to the proximity of the site to other shops. The fact that the premises has been marketed unsuccessfully also suggests there is little demand for commercial premises of this nature in this location.
- 34 Weighing up the issues and more recent changes to national legislation and the fact that the premises have been empty for some time, it is considered that the loss of the commercial element of the premises would not be materially harmful to the economic viability of the area or services offered to local community.

#### Impact on the character and appearance of the area

- 35 Revisions have been made to the proposed design of the building and the amended proposal would be of a similar height, scale and form to existing residential properties in the area. The proposed development would have a hipped roof form with projecting bays to match neighbouring properties.
- 36 The plans indicate that a low boundary wall shall be maintained/erected to the east and south boundaries which would be in keeping with the existing street scene.
- 37 The existing property has a large open frontage area of hard surfacing to the southern part of the frontage, with a smaller garden area to the north. The proposed development includes parking across the frontage, enclosed by the low boundary wall, with some soft landscaping the outer sides. It is considered that the reinstatement of a boundary frontage would be an improvement to the visual amenities of the street scene that would be in keeping with the existing character of the area.

## Impact on residential amenity

### 60 Charminster Avenue

- 38 The existing property on the application site steps in at the rear at the point closest to number 60 Charminster Avenue. This neighbouring property has windows to the facing side elevation including a ground floor kitchen window and windows at first floor level serving the bathroom, toilet and landing. There is also a small lean-to conservatory structure adjacent to the side elevation.
- 39 Having visited the site it is clear that the kitchen window is now the main source of light into that room and currently has an outlook beyond the rear of the stepped in part of the existing building. The original plans included a large projection at two storey height beyond this window which was considered to result in an oppressive relationship and significant impact on the amount of light to the window.
- 40 The amended plans have reduced the scale and bulk of development so that the nearest part of the building would be single storey with a gap of 2.8m between the two buildings. The two-storey element would be stepped back retaining a gap of 5.2m from this window ensuring a reasonably open aspect and level of light. The changes are considered to overcome previous concerns in relation to this window.
- 41 The first floor windows serve a bathroom and toilet (obscure glazed) and landing and as such are not considered to be primary windows to habitable rooms. The proposed development would follow the same building line as the existing building with a gap of 2.8m ensuring no detrimental impact in terms of overshadowing or being overbearing.
- 42 There are windows at ground floor that serve bedrooms. These windows would have an outlook towards the existing boundary wall which is to be retained and would therefore not result in overlooking. The original plans showed windows at first floor but these have now been removed to prevent overlooking.

### 37 Sutton Road

- 43 The proposed development would be more than 15m from its shared boundary with number 37 Sutton Road, adjoining only the front section of its boundary adjacent to the driveway and front corner of the property. Concern has been raised by the resident regarding the close proximity of bins and potential odours to this property. However, the bins would be housed within a purpose built, covered store which would contain any odours. The plans also show the existing boundary hedge to this part of the site to be retained. Bins are often stored at the side of houses between properties and subject to regular collections, it is not considered that this relationship is likely to result in a harmful impact on this neighbouring property.



### Future occupiers

- 44 The proposed development includes a large area of shared amenity space at the rear of the site as well as a smaller section of amenity space immediately at the rear of ground floor unit which would be enclosed by low level planter to provide a degree of privacy for the occupiers of that flat.
- 45 The 'Technical housing standards – nationally described space standard' document produced by Central Government sets out internal floor areas for different types of dwellings that are considered to be acceptable. Whilst the Local Planning Authority have not adopted the space standards, they provide guidance on the amount of floor space that we should be looking for with new dwellings, and where development falls far short of these amounts, it suggests that the living conditions for future occupiers would not be acceptable.
- 46 The Technical guidance suggests that 1 bedroom units with bathrooms should be a minimum of 39 square metres and two bedroom units should be a minimum of 61 square metres.
- 47 The table below shows the floor space proposed compared with the technical standards.

	<u>Proposed floor space</u>	<u>Technical guidance</u>
Flat 1 (1 bed 1p)	37	37 (shower room) 39 (bathroom)
Flat 2 (1 bed 1p)	50	37 (shower room) 39 (bathroom)
Flat 3 (1 bed 1p)	40	37 (shower room) 39 (bathroom)
Flat 4 (1 bed 2p)	58	<u>50</u>
<u>Flat 5 (2 bed 2p)</u>	<u>72</u>	<u>61</u>

- 48 The proposed units would meet the floorspace requirements as outlined in the Technical Guidance and are therefore considered to provide satisfactory living conditions.

### Parking provision

- 49 Concern has been raised by local residents in relation to the parking provision on the site. The proposal includes 5 unallocated parking spaces to serve 5 flats. The Highways Officer has confirmed that this is in accordance with the requirements of local planning policy and the Parking SPD and therefore would be acceptable. It is not considered that there are existing problems in terms of demand for on-street parking in the area.

### Impact on trees

- 50 There are two street trees, one in front of the site and one slightly to the north. The proposal would retain these trees and the proposed access has been off-

set sufficiently to ensure no harm to the tree at the front. The Highway Tree Officer has advised that he is satisfied with this and requested a condition for protection measures to be put in place during demolition and construction (Condition 9).

#### Heathland mitigation

- 51 The site is within 5km of a designated Dorset Heathlands SPA (Special Protection Area) and Ramsar Site, and part of the Dorset Heaths candidate SAC (Special Area of Conservation) which covers the whole of Bournemouth. As such, the determination of any application for an additional dwelling(s) resulting in increased population and domestic animals should be undertaken with regard to the requirements of the Habitat Regulations 1994. It is considered that an appropriate assessment could not clearly demonstrate that there would not be an adverse effect on the integrity of the sites, particularly its effect upon bird and reptile habitats within the SSSI.
- 52 Therefore as of 17<sup>th</sup> January 2007 all applications received for additional residential accommodation within the borough is subject to a financial contribution towards mitigation measures towards the designated sites. A capital contribution is therefore required and in this instance is £968.00, plus a £75.00 administration fee. A signed legal agreement has been signed to secure this contribution.

#### Community Infrastructure Levy (CIL)

- 53 As the proposal would include an increase in floorspace, a contribution toward CIL is required.

#### Summary

- The proposal seeks development in an urban sustainable area reusing a previously developed brownfield site.
- The proposal replaces the existing commercial premises and flat with a block of 5 flats providing a net gain of 4 residential units
- The scheme has been amended so that no material harm is apparent to neighbouring properties
- The provision of 5 parking spaces is considered to be adequate and would meet the requirements of the Bournemouth Parking SPD
- The additional traffic created would not give grounds for refusal on highway safety.
- Adequate outside amenity space has been provided for the proposed dwellings.
- The amended access would enable retention of the existing street trees without causing harm

#### Planning balance

- 54 The proposed development would provide residential accommodation in a sustainable location. Whilst the development would result in the loss of the

existing commercial premises, given the proximity of other local shops to the site and lack of demand for the unit, and taking account of changes in legislation since the adoption of the Bournemouth Local Plan: Core Strategy it is not considered that the loss of the unit would be detrimental to the local community, and in this case the need for housing would outweigh such loss.

- 55 With the amendments to the design and reduction in bulk and scale it is considered that the development would be in keeping with the character of the area and would not result in a detrimental impact on neighbouring properties.
- 56 Therefore, subject to the conditions outlined below and the Section 106 Agreement in relation to Heathlands mitigation, the proposals are considered to be acceptable.

### **Recommendation**

**GRANT permission with the following conditions, which are subject to alteration/addition by the Head of Planning Services provided any alteration/addition does not go to the core of the decision and the completion of a Section 106 agreement with the following terms (In the event that the Section 106 agreement is not satisfactorily concluded within a reasonable timescale the Head of Planning Services may refuse the application):**

#### **Section 106 terms:**

- Financial contribution of £968, plus a £75 administration fee for heathlands mitigation (SAMM)

#### **1. Development to be carried out in accordance with plans as listed**

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

- Dwg no. 1327-100 Rev T - Proposed Site Plan
- Dwg no. 1327-101 - Block and Location Plans
- Dwg no. 1327-102 Rev C - Existing Floor Plans
- Dwg no. 1327-103 Rev A - Existing Elevations
- Dwg no. 1327-104 Rev L - Proposed Ground and First Floor Plans
- Dwg no. 1327-105 Rev J - Proposed Second Floor and Roof Plans
- Dwg no. 1327-106 Rev L - Proposed Elevations
- Dwg no. 1327-107 Rev G - Street Scene (Sutton Road)
- Dwg no. 1327-108 Rev B - Street Scene (Charminster Avenue)
- Dwg no. 1327-109 Rev A - Existing Garage Plans
- Dwg no. 1327-110 Rev G - Proposed Cycle and Bin Stores

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

## **2. Prior Approval of Materials**

Details/samples of the materials and finish to be used on the external surfaces of the proposed flats development (including render, tile hanging, roof tiles, windows and doors); and the materials to be used for the external surfaces of the bin and cycle stores shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of any superstructure works on site. Development shall be carried out in accordance with the approved details.

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

## **3. Footway Crossing**

Before the occupation of the development hereby approved, the vehicle crossover (dropped Kerb) to Charminster Avenue shall be constructed and the existing vehicular accesses to Sutton Road shall be closed with the redundant vehicle crossovers reinstated as footway with full height kerbs. All to the specification and satisfaction of the Local Planning Authority.

Reason: In the interests of highway safety and in accordance with Policy CS14 of the Bournemouth Local Plan: Core Strategy (October 2012).

## **4. Unallocated parking**

Before the occupation of the development hereby approved, the car parking and turning area shall be constructed in a bound material and laid out in accordance with the approved plans and thereafter permanently retained. All five car parking spaces shall be made available for any residents and visitors of the development and shall remain unallocated to any specific resident or residence for the lifetime of the development.

Reason: In the interests of highway safety and in accordance with Policies CS14 and CS16 of the Bournemouth Local Plan: Core Strategy (October 2012).

## **5. Cycle store to be erected prior to occupation**

Before the occupation of any part of the development hereby approved, the cycle store shall be erected and laid out with 3 Sheffield stands as shown on the approved plans and thereafter retained, maintained and kept available for the occupiers of the development at all times.

Reason: To promote alternative modes of transport and in the interests of amenity in accordance with Policies CS18 and CS41 of the Bournemouth Local Plan: Core Strategy (October 2012).

## **6. Provision of Refuse Bin Store**

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

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

## **7. Hard Landscaping residential infill**

Within 3 months of the date of commencement of the development, unless otherwise agreed in writing by the Local Planning Authority, full details of hard landscape proposals shall be submitted to and approved in writing by the Local Planning Authority. The details should include where appropriate:

Proposed finished levels; Layout of car parking space(s); Surfacing materials; External fixtures e.g. lighting; bollards; Vehicle and pedestrian access and circulation.

The approved hard landscape scheme shall be implemented in full prior to occupation or use of the development commencing and permanently retained unless otherwise agreed in writing by the Local Planning Authority.

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

## **8. Soft Landscaping - residential infill**

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

Planting plans; Schedule of plants; Implementation timetable.

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

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

## **9. Tree Protection**

No site clearance or development work shall commence until there have been submitted to and approved in writing by the Local Planning Authority details of measures for protection of the stem of the two street trees adjacent to the site from mechanical damage. The approved measures shall be kept in place throughout demolition and construction.

Reason: To ensure that trees and other vegetation to be retained are not damaged during construction works and to accord with Policy 4.25 of the Bournemouth District Wide Local Plan (February 2002).

## **10. Boundary /Subdivision Treatment**

Within 3 months of the date of commencement of the development, unless otherwise agreed in writing by the Local Planning Authority, details of boundary treatment and/or subdivision shall be submitted to and approved in writing by the Local Planning Authority. Details shall include a plan showing: the positions, height, design, and materials.

The approved boundary treatment scheme shall be implemented in full prior to occupation or use of the development commencing and permanently retained and maintained unless otherwise agreed in writing by the Local Planning Authority.

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

## **11. Provision of Refuse Bin Store**

The bin store hereby approved and associated dropped kerb to Sutton Road shall be constructed in accordance with the approved details prior to the occupation of the proposed development and shall be retained and maintained for that use thereafter.

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

## **12. Informative Note: No storage of materials on footway/highway**

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

## **13. Informative Note: Highway and Surface Water/Loose Material**

The applicant is advised that in order to avoid contravention of highways legislation, provision shall be made in the design of the access/car parking area to ensure that no surface water or loose material drains/spills directly from the site onto the highway.

#### **14. Informative Note: dropped kerb**

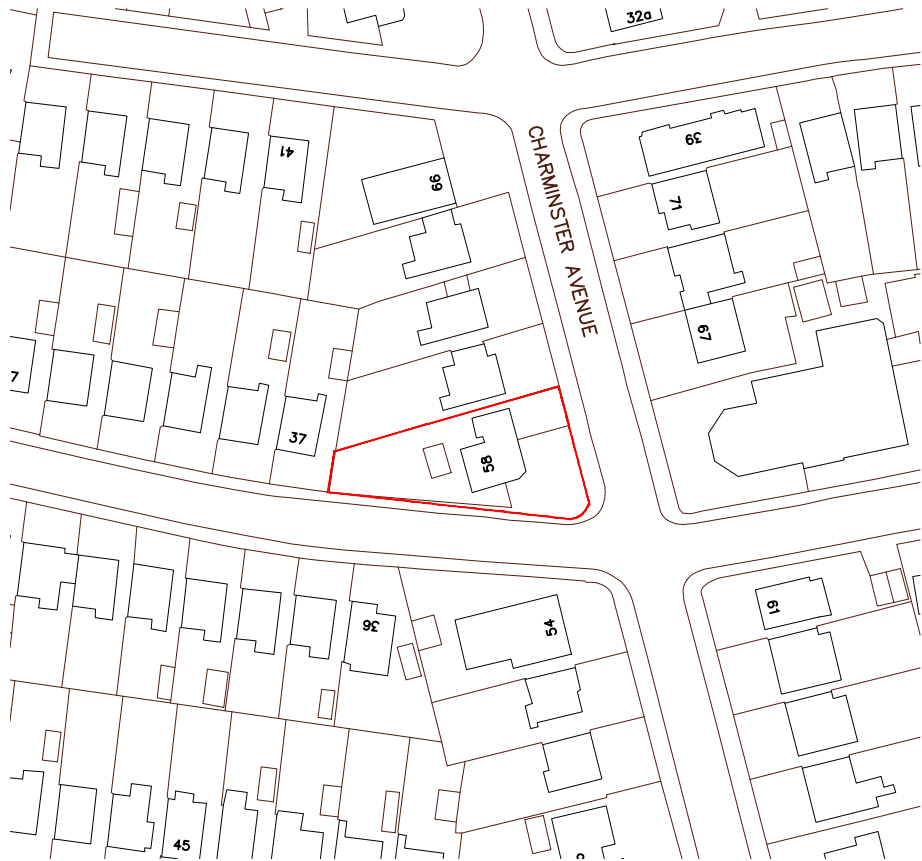
The applicant is advised that notwithstanding this consent, Section 184 of the Highways Act 1980 requires the proper construction of vehicle crossings over kerbed footways, verges or other highway land. Normally this work will be undertaken at the expense of the applicant by the Highway Authority although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

#### **15. Informative Note: Relocation of Post Box**

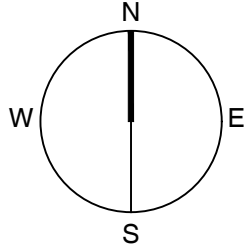
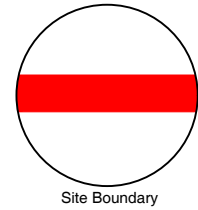
The applicant is advised that an agreement will need to be made with Royal Mail regarding the removal of the post box from their private land to an alternative location.



EXISTING BLOCK PLAN  
SCALE 1:500@A3



EXISTING LOCATION PLAN  
SCALE 1:1250@A3



Drawing Status key:

SK	-	Sketch	P	-	Preliminary
D	-	Draft	S	-	Submitted
A	-	Approved	T	-	Tender
C	-	Construction	I	-	Information

Block and Location Plan

Drawing ref: Status:

1327P/101 IS

**dot**  
**architecture**

www.dotarchitecture.co.uk Design On Toast LTD

McMorton Developments Ltd.  
58 Charminster Avenue, Bournemouth, BH9 1SB

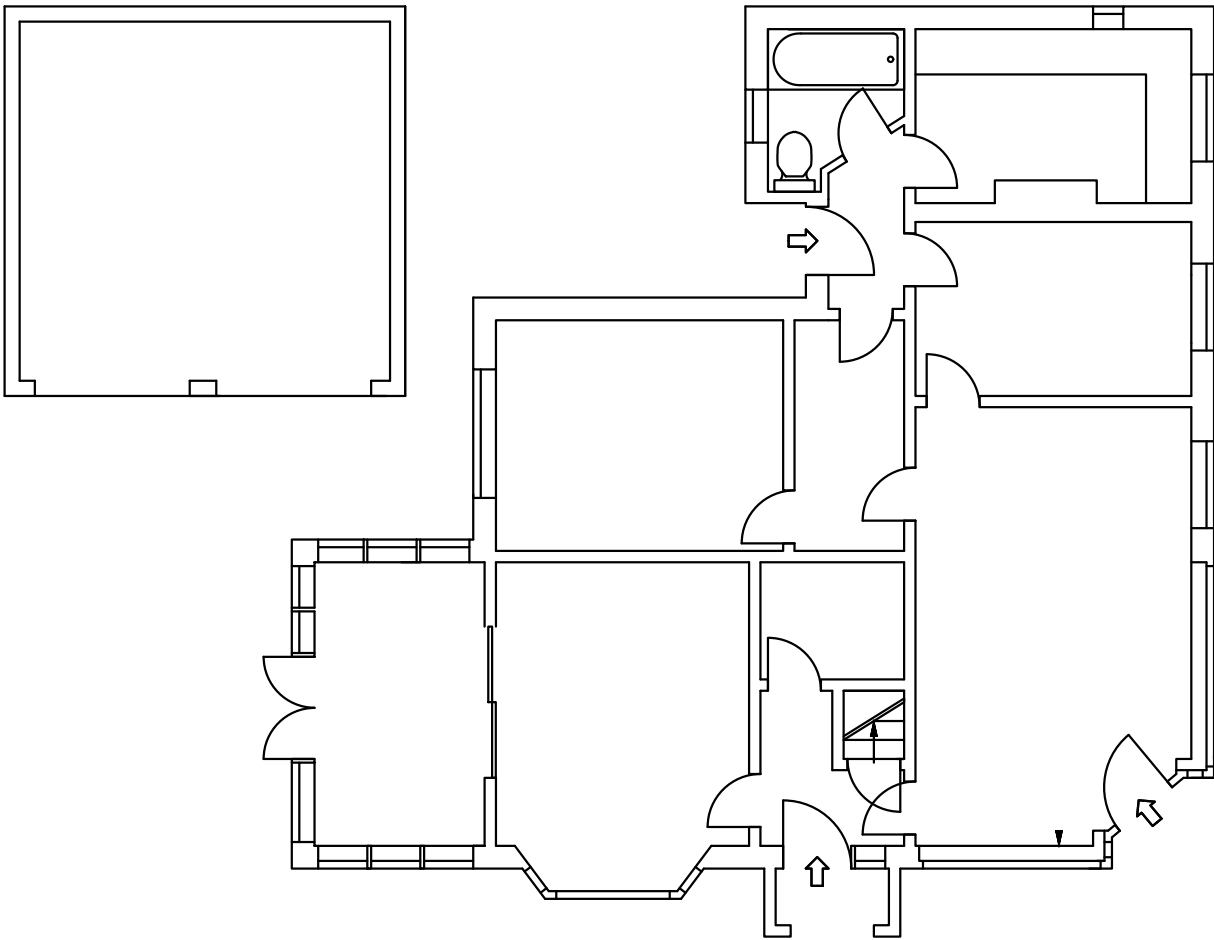
Drawn by ER  
Checked by DH  
Scale As shown

These drawings are for planning application purposes only and may require additional details prior to a Building regs application. All the dimensions to be checked on site prior to commencement of work. Do not scale from drawing.

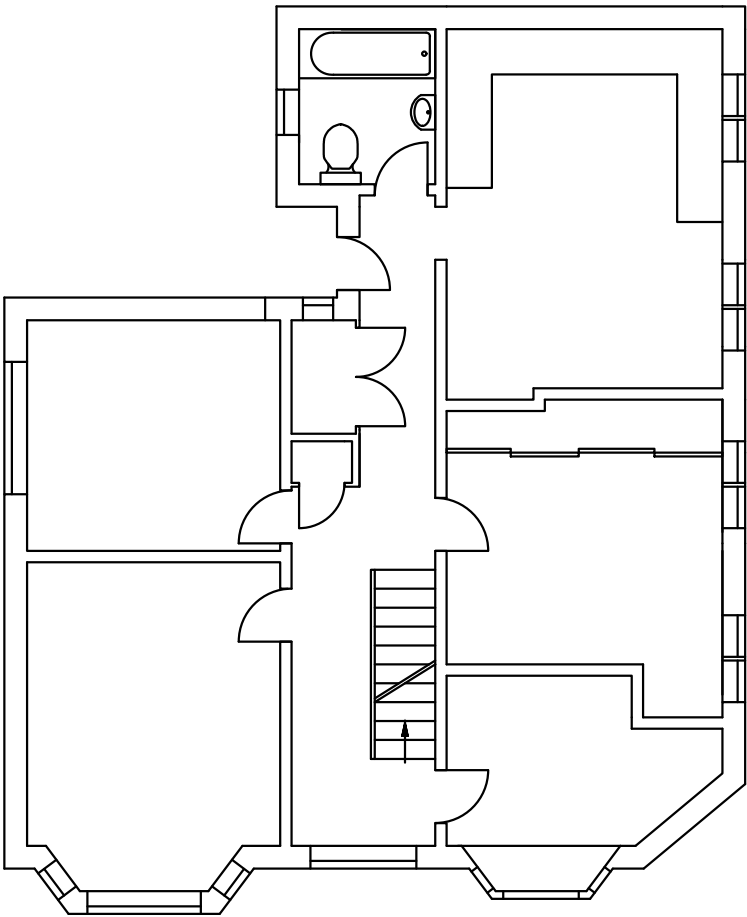
Revision Notes Date

54 The Grove Christchurch BH23 1EP 01202 280638

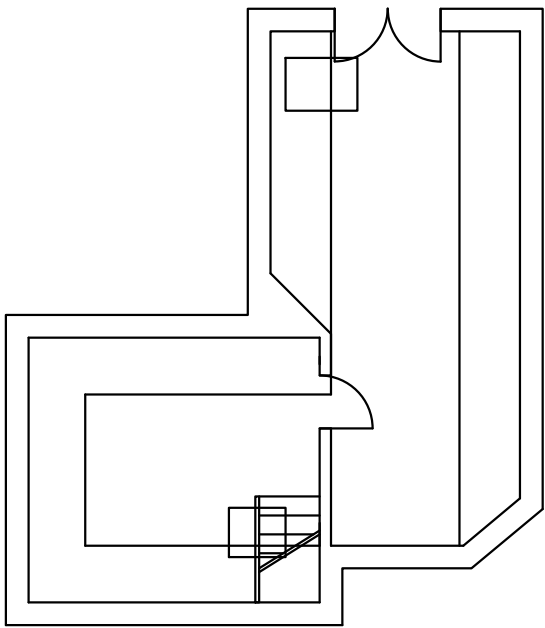




EXISTING GROUND FLOOR PLAN  
SCALE 1:100@A3



EXISTING FIRST FLOOR PLAN  
SCALE 1:100@A3



EXISTING SECOND FLOOR PLAN  
SCALE 1:100@A3

**Drawing Status key:**

SK	-	Sketch	P	-	Preliminary
D	-	Draft	S	-	Submitted
A	-	Approved	T	-	Tender
C	-	Construction	I	-	Information

Existing Floor Plans

Drawing ref: Status:

1327P/102c IS

dot  
architecture

McMorton Developments Ltd.  
58 Charminster Avenue, Bournemouth, BH9 1SB

Existing Floor Area 238m<sup>2</sup>  
Drawn by TI  
Checked by

Scale As shown

Revision	Notes	Date
a	amended to client's comments	030818
b	amended to client's comments	060818
c	surveyors schedule amended	031218





**EXISTING FRONT (SOUTH WEST) ELEVATION**  
SCALE 1:100@A3



**EXISTING SIDE (SOUTH EAST) ELEVATION**  
SCALE 1:100@A3



**EXISTING REAR (NORTH EAST) ELEVATION**  
SCALE 1:100@A3



**EXISTING SIDE (NORTH WEST) ELEVATION**  
SCALE 1:100@A3



McMorton Developments Ltd.  
58 Charminster Avenue, Bournemouth, BH9 1SB

Drawn by  
Checked by  
Scale

Revision Notes  
a amended to correct

Date  
180619

54 The Grove Christchurch BH23 1EP

01202 280638

Drawing Status key:  
SK - Sketch P - Preliminary  
D - Draft S - Submitted  
A - Approved T - Tender  
C - Construction I - Information

Existing Elevations

Drawing ref: Status:

1327P/103a IS

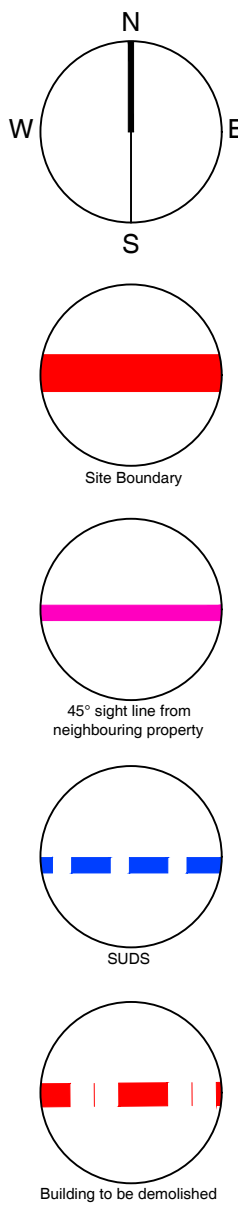
**dot**  
**architecture**

www.dotarchitecture.co.uk

Design On Toast LTD

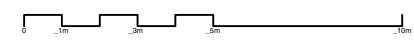


SUDS  
Soakaway to be proprietary soakaway cells wrapped in terram or similar geotextile membrane and to be constructed to comply with The Building Regulations 2010 ; Drainage and Waste Disposal (Part H)  
The total new roof area = 12m²  
Total new created area for surface water runoff =12m² (AREA)  
 $V = \text{Area (Sq.m)} \times (\text{Rainfall rate at 50mm/hr in UKj 3000})$   
 $12 \times (50/3000) = 0.2\text{m}$  Therefore the required soakaway is to be 0.2 cubic meters.  
Soakaways to be constructed using soakaway cells and in the locations shown on the drawing. Distance must be over 5m away from any structure and ALWAYS agreed with building control prior to construction.  
Surface water to be diverted through below ground surface water pipes serving the soakaway.



- BOUNDARY
- A-B - Existing Boundary wall and hedge maintained
  - B-C - New opening created
  - C-D - Existing boundary wall and hedge maintained
  - D-E - 600mm boundary wall created with planting behind  
- Wall to match existing wall between A-B and C-D
  - E-F - Opening Created
  - F-G - 600mm boundary wall created with planting behind  
- Wall to match existing wall between A-B and C-D
  - G-H - Existing boundary wall maintained
  - H-A - Existing Boundary maintained

PROPOSED SITE PLAN  
SCALE 1:200@A3



McMorton Developments Ltd.  
58 Charminster Avenue, Bournemouth, BH9 1SB

Site Area 594m²  
Drawn by CB  
Checked by DH  
Scale As shown

These drawings are for planning application purposes only and may require additional details prior to a Building regs application. All the dimensions to be checked on site prior to commencement of work. Do not scale from drawing.

Revision	Notes	Date
o	amended to clients comments	180419
p	amended to highways comments	300419
q	amended to highways comments	210519
r	amended to highways comments	280519
s	amended to PO comments	130619
t	amended to PO comments	180619

54 The Grove Christchurch BH23 1EP 01202 280638

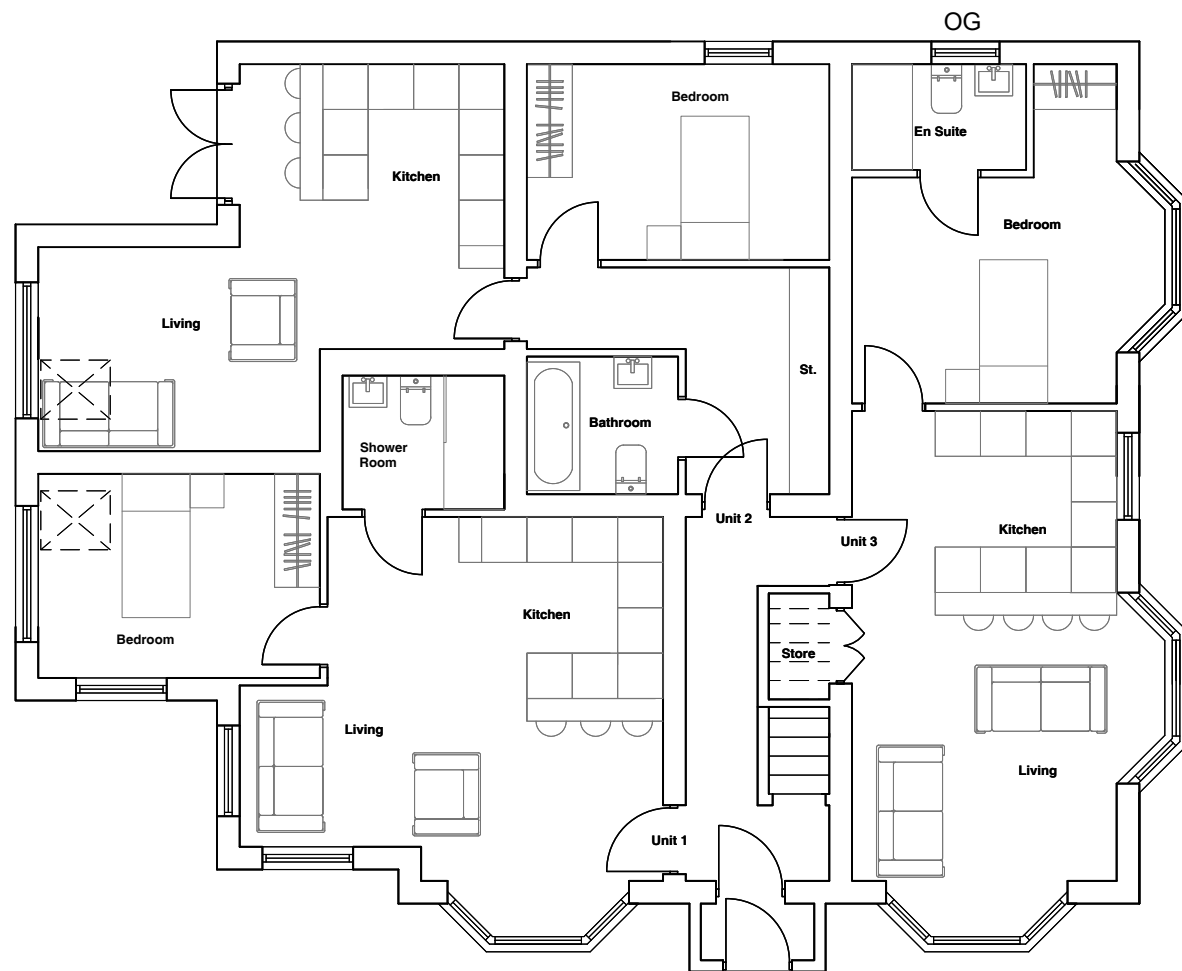
Drawing Status key:			
SK	-	Sketch	P - Preliminary
D	-	Draft	S - Submitted
A	-	Approved	T - Tender
C	-	Construction	I - Information

Proposed Site Plan

Drawing ref: 1327P/100t Status: IS

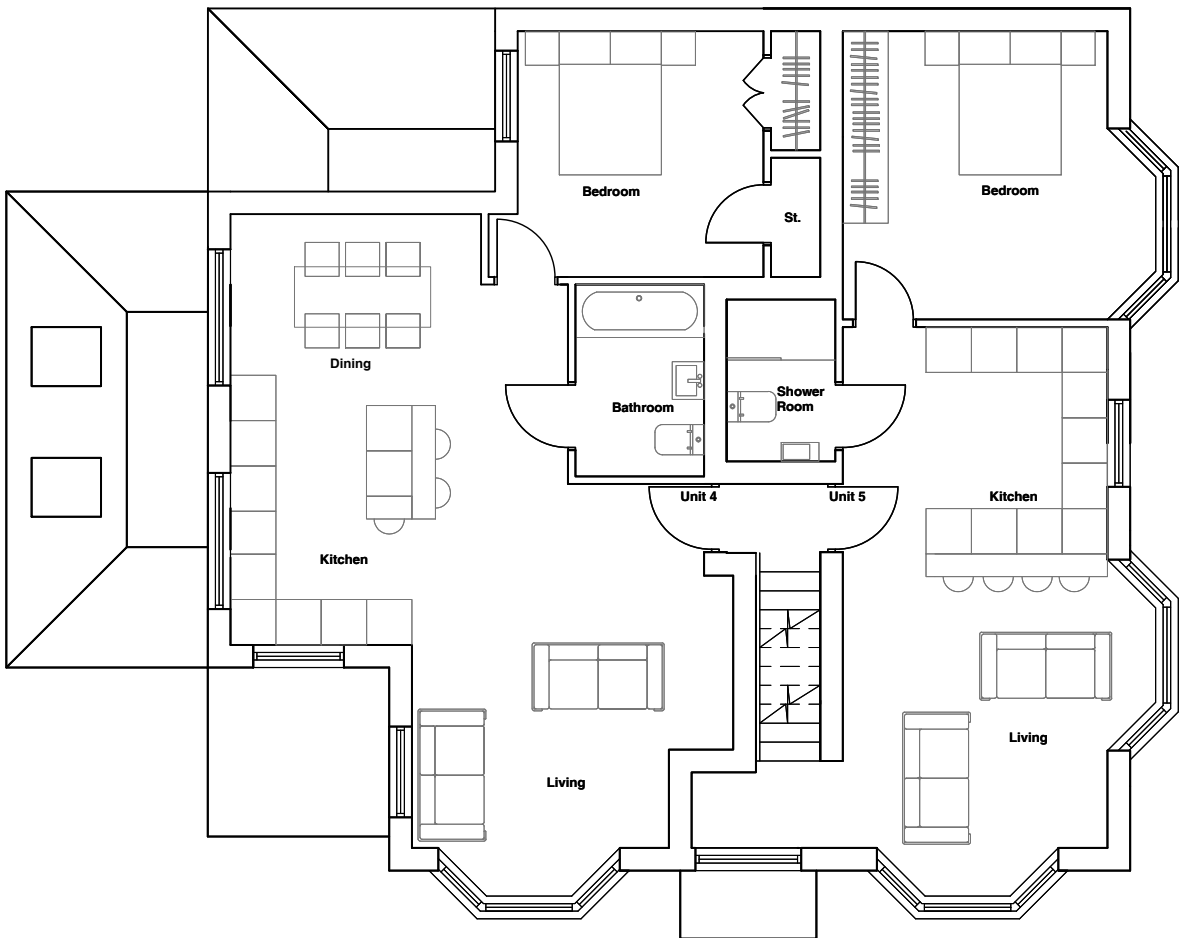
dot architecture

www.dotarchitecture.co.uk Design On Toast LTD



PROPOSED GROUND FLOOR PLAN  
SCALE 1:100@A3

Unit	Sq.m	Beds/Person
1	37	1b/1p
2	50	1b/1p
3	40	1b/1p
4	58	1b/2p
5	72	2b/4p



PROPOSED FIRST FLOOR PLAN  
SCALE 1:100@A3

**Drawing Status key:**

SK	-	Sketch	P	-	Preliminary
D	-	Draft	S	-	Submitted
A	-	Approved	T	-	Tender
C	-	Construction	I	-	Information

Proposed Floor Plans

Drawing ref:	Status:
--------------	---------

1327P/104I

IS

dot  
architecture

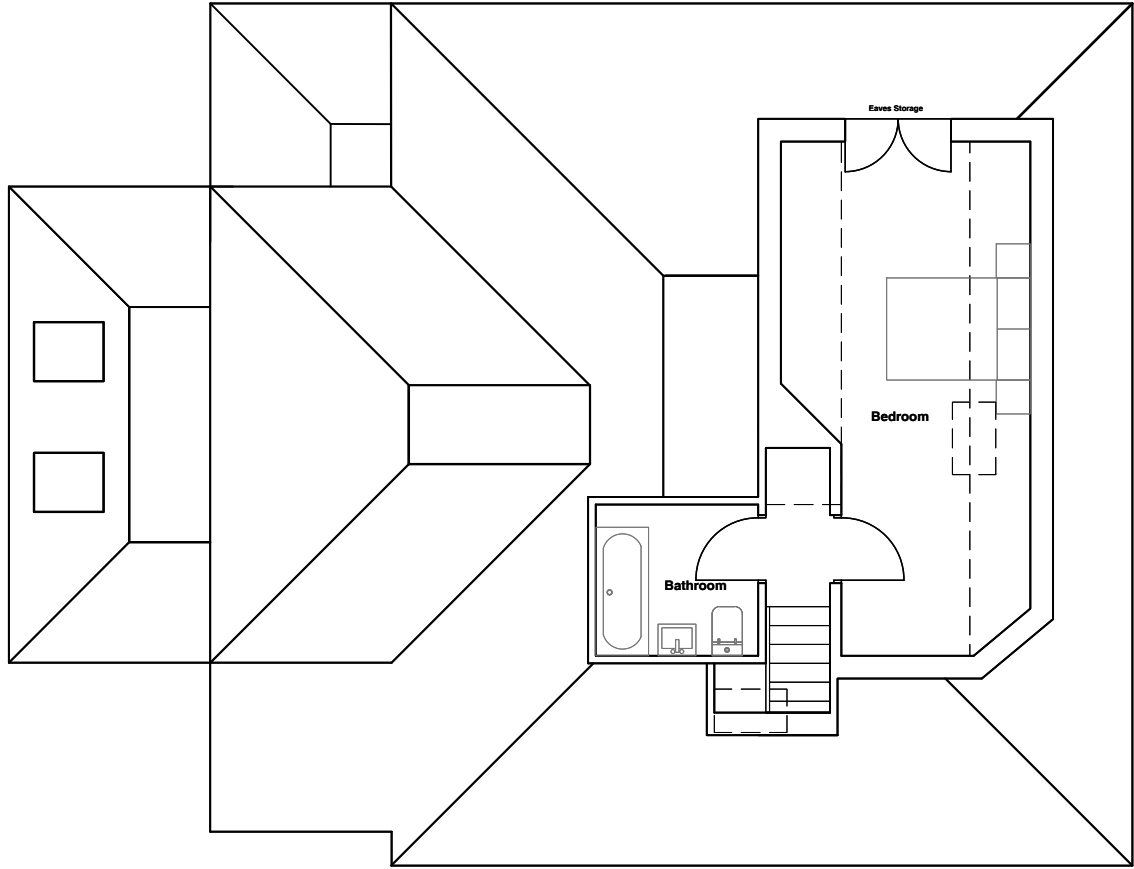
McMorton Developments Ltd.  
58 Charminster Avenue, Bournemouth, BH9 1SB

Proposed Floor Area 315m<sup>2</sup>  
Drawn by ER  
Checked by DH  
Scale As shown

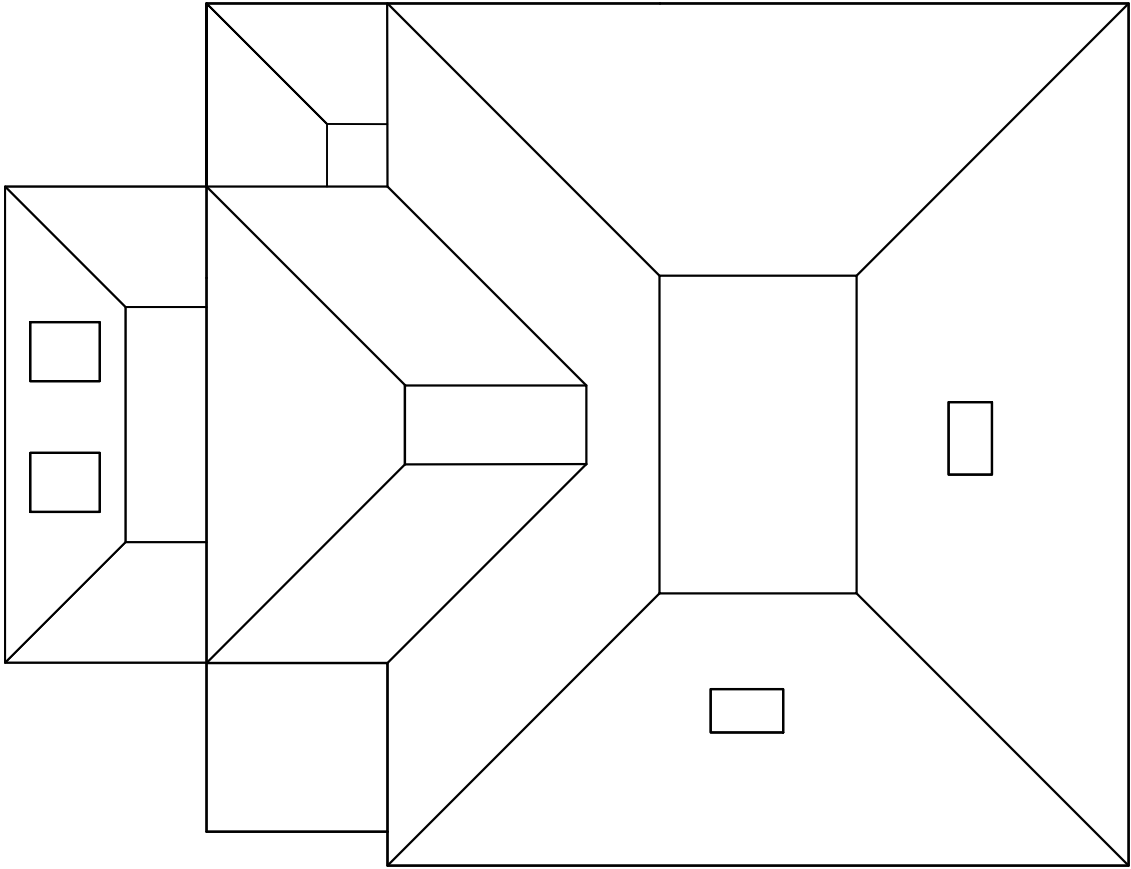
These drawings are for planning application purposes only and may require additional details prior to a Building regs application. All the dimensions to be checked on site prior to commencement of work. Do not scale from drawing.

Revision	Notes	Date
g	amended to clients comments	080119
h	amended to clients comments	200219
i	amended to clients comments	220219
j	amended to clients comments	170419
k	amended to PO comments	130619
l	amended to PO comments	140619

54 The Grove Christchurch BH23 1EP 01202 280638



PROPOSED SECOND FLOOR PLAN  
SCALE 1:100@A3



PROPOSED ROOF PLAN  
SCALE 1:100@A3

Unit	Sq.m	Beds/Person
1	37	1b/1p
2	50	1b/1p
3	40	1b/1p
4	58	1b/2p
5	72	2b/4p



**Drawing Status key:**

SK	-	Sketch	P	-	Preliminary
D	-	Draft	S	-	Submitted
A	-	Approved	T	-	Tender
C	-	Construction	I	-	Information

Proposed Floor Plans

Drawing ref: Status:

1327P/105j IS

dot  
architecture

www.dotarchitecture.co.uk Design On Toast LTD

McMorton Developments Ltd.  
58 Charminster Avenue, Bournemouth, BH9 1SB

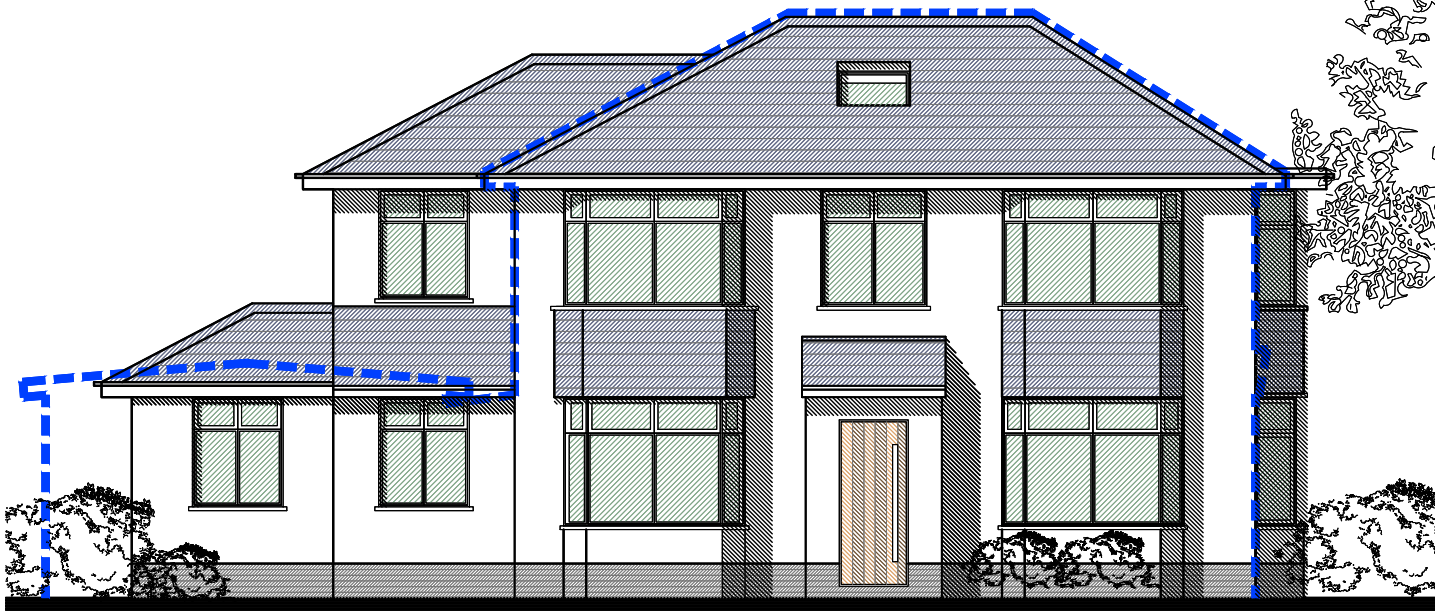
Proposed Floor Area 315m<sup>2</sup>  
Drawn by ER  
Checked by DH  
Scale As shown

Revision	Notes	Date
e	amended to clients comments	031218
f	amended to clients comments	200219
g	amended to clients comments	220219
h	amended to PO's comments	260219
i	amended to PO's comments	170419
j	amended to PO's comments	130619

54 The Grove Christchurch BH23 1EP 01202 280638



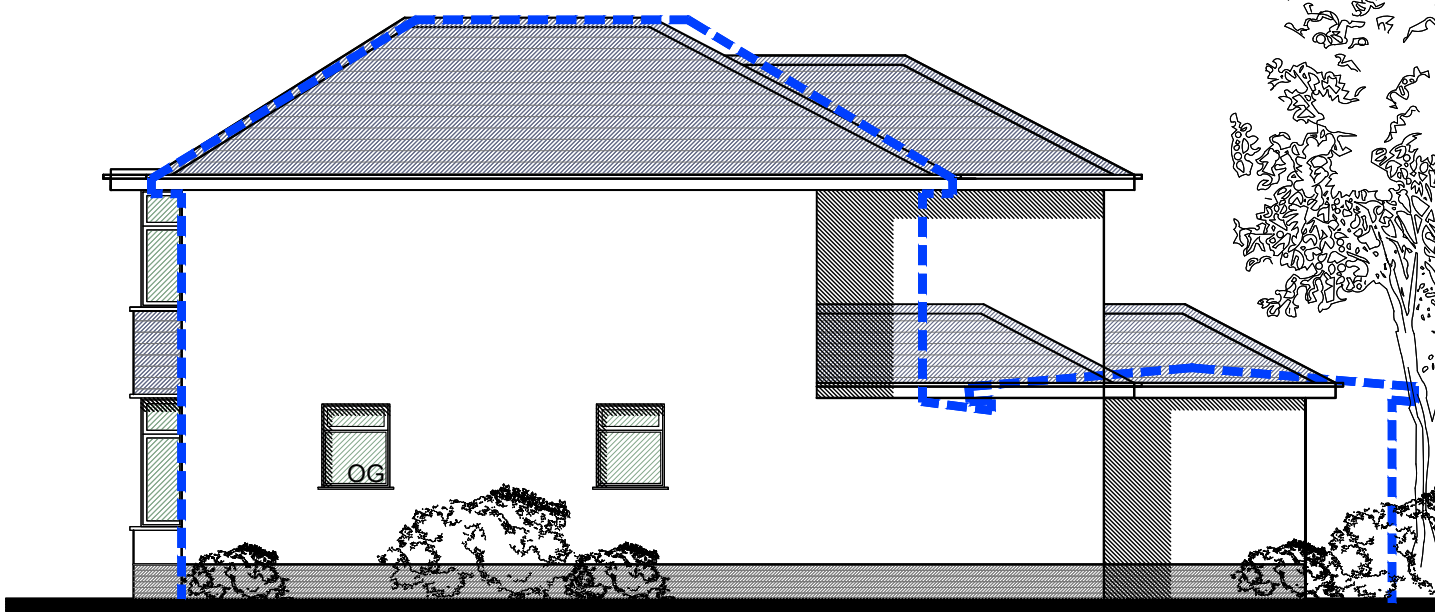
PROPOSED REAR (SOUTH WEST) ELEVATION  
SCALE 1:100@A3



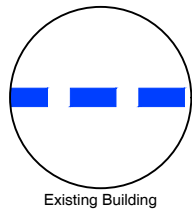
PROPOSED SIDE (SOUTH EAST) ELEVATION  
SCALE 1:100@A3



PROPOSED FRONT (NORTH EAST) ELEVATION  
SCALE 1:100@A3



PROPOSED SIDE (NORTH WEST) ELEVATION  
SCALE 1:100@A3



Drawing Status key:

SK	-	Sketch	P	-	Preliminary
D	-	Draft	S	-	Submitted
A	-	Approved	T	-	Tender
C	-	Construction	I	-	Information

Proposed Elevations

Drawing ref: Status:

1327P/106I | S  
**dot**  
**architecture**

www.dotarchitecture.co.uk Design On Toast LTD

McMorton Developments Ltd.  
58 Charminster Avenue, Bournemouth, BH9 1SB

Drawn by **ER**  
Checked by **DH**  
Scale **As shown**

These drawings are for planning application purposes only and may require additional details prior to a Building Regs application. All the dimensions to be checked on site prior to commencement of work. Do not scale from drawing.

Revision	Notes	Date
g	amended to clients comments	120219
h	amended to clients comments	200219
i	amended to clients comments	220219
j	amended to clients comments	260219
k	amended to clients comments	170419
l	amended to PO comments	140619

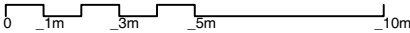
54 The Grove Christchurch BH23 1EP 01202 280638







INDICATIVE STREET SCENE SIDE (SOUTH EAST) ELEVATION  
SCALE 1:200



McMorton Developments Ltd.  
58 Charminster Avenue, Bournemouth, BH9 1SB

Drawn by ER  
Checked by DH  
Scale As shown

These drawings are for planning application purposes only and may require additional details prior to a Building regs application. All the dimensions to be checked on site prior to commencement of work. Do not scale from drawing.

Revision	Notes	Date
a	amended to client's comments	161018
b	amended to PO comments	291118

54 The Grove Christchurch BH23 1EP 01202 280638

Drawing Status key:			
SK	-	Sketch	P - Preliminary
D	-	Draft	S - Submitted
A	-	Approved	T - Tender
C	-	Construction	I - Information

Proposed Street Scene 2

Drawing ref: Status:

1327P/108b IS

dot  
architecture

www.dotarchitecture.co.uk Design On Toast LTD