

Planning Committee



Application Address	St Swithuns House, 21 Christchurch Road, Bournemouth, BH1 3NS
Proposal	Extensions and alterations involving replacement of conservatories, installation of first floor terraces to North, East and West elevations, alterations to fenestration including addition of roof lights and erection of bin and cycle stores
Application Number	7-2022-5931-AU
Applicant	Westbourne Holdings Ltd
Agent	Pure Town Planning
Ward and Ward Member(s)	East Cliff and Springbourne Councillor Anne Filer Councillor David Kelsey Councillor Roberto Rocca
Report status	Public Report
Meeting date	16 February 2023
Summary of Recommendation	Approve subject to conditions
Reason for Referral to Planning Committee	Application submitted on behalf of Councillor Mike Greene
Case Officer	Victoria Noakes

Description of Proposal

1. Extensions and alterations involving replacement of conservatories, installation of first floor terraces to North, East and West elevations, alterations to fenestration including addition of roof lights and erection of bin and cycle stores.
2. This application seeks to replace the existing ground floor single storey conservatories with solid single storey extensions. The proposed built form would also form a new entrance porch to the property, with associated ramp and handrail. The extensions are to contain both flat roof and pitched roof elements. The proposed terraces are to be located at first floor level.

3. Alterations are proposed within the plot, including the erection of a bin store and cycle store and associated landscaping.

Description of Site and Surroundings

4. The site is located on the corner of Christchurch Road and Gervis Road; a major junction on the route between the town centre and Boscombe with the area dominated by the St. Swithun's roundabout. The current use of the building is as Offices and previously it was occupied by BCHA (Bournemouth Churches Housing Association) but is now vacant.
5. It is a large, detached and two-storey in form however it is set back from the street frontage. It is noted that the site benefits from access from both Christchurch Road and Gervis Road.

Relevant Planning History

6. 7-2022-5931-AV: Prior Approval Procedure - Prior Approval Procedure - Change of use of offices (Class E) to 14 flats (Class C3) – Decision pending

7-2022-5931-AT: Prior Approval Procedure - Change of use of offices (Class E) to 14 flats (Class C3) – REFUSED

7-2018-5931-AR: Outline submission for the demolition of the existing building and erection of a block of 19 flats with cycle and bin storage and formation of parking spaces - REFUSED

Constraints

7. With respect to any buildings or other land in a Conservation Area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area – section 72 - Planning (Listed Buildings and Conservation Areas) Act 1990.
 - The East Cliff Conservation Area
 - Tree Preservation Order – no. 86a – Area TPO

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 section 40 Natural Environment and Rural Communities Act 2006, in considering this application, regard has been had, so far as is consistent with the proper exercise of this function, to the purpose of conserving biodiversity.

Consultations

10. Local Highways Authority: Objection based on original plans. No objection subject to conditions on amended plans

Summary of comments

- Site fronts both Christchurch Road and Gervis Road and these accesses are to be retained
- Proposal would reduce width of access from Christchurch Road
- Future servicing/delivery vehicles would access the site from Christchurch Road however concerns that this would block the exit lane of the Christchurch Road bus lane, comprising safety of the site
- Given small increase of footprint and remaining office use, volume of car parking is somewhat a moot consideration
- Unclear if parking arrangement for Christchurch Road has sufficient turning space for refuse vehicles
- Cycle parking is not conveniently located and is poor design
- RECOMMEND REFUSAL due to failure to demonstrate that development can be serviced safely from A35 Christchurch Road by refuse collection vehicles. Therefore obstructions would occur along the County Distributor Route.

Additional comments received based on amended plans:

- Tracking details have been shown on plan
- Cycle store has now been amended to meet the LPA's Parking Standards SPD requirements
- NO OBJECTION subject to conditions

11. Tree Officer: No objection subject to conditions

Summary of comments

- No trees will be lost with this proposal. Minor tree pruning is also non-harmful
- Suitable measures detailed in the submitted arboricultural information
- Additional information will be required, and these can be conditional matters: Specialist no dig foundations for the Bin Store from an engineer, Specialist no dig surfacing using a cellular confinement system for the pathway close to the bike store from an engineer.

Additional comments received based on amended plans:

- A detailed arboricultural method statement and tree protection plan could be a conditional matter.
- Conditions must specify that special measures will be required for any works within trees root protection areas – new surfacing must have no dig surfacing and foundations must be no dig ones.

12. Heritage Officer: No objection subject to conditions

Summary of comments

- Building classified as a neutral building in the emerging East Cliff Conservation Area Appraisal & Management Plan, as such, there is scope for improvement

North elevation

- In principle, the replacement of the current porch, which is not sympathetic by virtue of its design and material, with a more traditional porch similar to the historic one would be welcomed

- Concern regarding proposed balustrade as appears utilitarian and material has not been clarified
- Replacement of two windows with doors at first floor also proposed but the material and finish have not been specified

East elevation

- No objection to replacement ramp but further details regarding design and finish required
- Replacement of existing single storey structures is acceptable provided it is sympathetic in terms of design, including its windows and doors

South elevation

- Replacement door required to be of traditional material and finish

West elevation

- Doors on the flat-roof extensions are required to be of traditional material and finish

Works within the plot

- Location of bin store behind front boundary wall is unacceptable
- Further greenery should be introduced to complement the extension of boundary wall

Additional comments received based on amended plans:

- 'Heritage-style' sash windows are recommended
- Conditions required for prior approval of material, design and finish of doors, windows and proposed balustrade to be added
- Roof of the proposed east-elevation extension is still of concern. However, given that the proposed extension would be of uniform design, on balance it is acceptable
- Stepping back of bin store is welcome
- Hard and soft landscaping details required

13. Waste & Recycling Officer: No objection subject to condition

- Waste Management Plan required

Representations

14. Site notices were placed outside the site on Gervis Road and Christchurch Road on 17/11/2022 with an expiry date of 8/12/2022.
15. During the public consultation process, no letters of representation were received

Key Issues

16. The key issue(s) involved with this proposal are:
 - Principle of development
 - Impact on the character and appearance of the Conservation Area
 - Design
 - Impact on neighbouring amenity
 - Highways/parking/traffic safety
 - Impact on trees/biodiversity
 - Waste/Recycling

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

Policy Context

18. Local documents:

Bournemouth District Wide Local Plan (2002):

- 4.4 - Development within a Conservation Area
- 4.25 - Trees and Landscaping
- 8.1 – District Distributor Roads

Bournemouth Plan: Core Strategy (2012):

- CS6 - Delivering Sustainable Communities
- CS16 – Parking Standards
- CS17- Encouraging greener vehicle technologies
- CS18- Increasing opportunities for cycling and walking
- CS30- Promoting green infrastructure
- CS39 - Designated Heritage Assets
- CS41 - Design Quality
- BCP Parking Standards SPD (January 2021)

Supplementary Planning Documents

East Cliff Conservation Area Appraisal & Management Plan

19. **National Planning Policy Framework (“NPPF”/”Framework”)**

The National Planning Policy Framework (NPPF) sets out the Government’s planning policies for England and is a material consideration in planning decisions.

- Paragraph 11: presumption in favour of sustainable development.
- Paragraph 110: Safe and suitable access for all users
- Paragraph 112: Create places that are safe, secure and attractive
- Paragraph 131: Trees.
- Para 174: Biodiversity gain
- Section 16: Conserving and Enhancing the Historic Environment. In particular:
 - Paragraph 194: In determining applications, the significance of any heritage assets should be described
 - Paragraph 195: Assessment of significant of the heritage asset
 - Paragraph 199: Great weight should be given to the asset’s conservation
 - Paragraph 200: Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification
 - Paragraph 206: Preserve setting of the Conservation Area

Planning Assessment

Principle of development

20. The following elements are proposed under this scheme:

- Erection of replacement single storey extensions
- Installation of first floor terraces
- Erection of bin and cycle stores
- Associated alterations, including replacement windows and doors

21. This application follows a previously refused prior approval application for the change of use from office to residential which proposed 14 flats. This current scheme, for alterations and extensions, would facilitate the changes to be implemented as part of the prior approval to allow for residential occupancy.
22. At this time, a revised prior approval application (Prior Approval Procedure - Change of use of offices (Class E) to 14 flats (Class C3)) has been submitted to the Local Planning Authority and is pending a decision.
23. From looking at the planning history of the site, where applications have sought to demolish and replace the building, these have been refused by the Local Planning Authority. Therefore, the principle of providing minor works to the site instead of demolition is considered a favourable alternative subject to the considerations below.

Impact on the character and appearance of the conservation area

24. St Swithuns House is a Victorian buff-brick villa with stringcourses and bracketed eaves, which, however, has been much extended and has gone through alterations. It is classified as a neutral building in the emerging East Cliff Conservation Area Appraisal & Management Plan, which states that alterations for such properties are only acceptable if appropriate and if they preserve or enhance the Conservation Area. Hence, there is scope for the improvement of this period property.
25. Although there is no objection to the proposal in principle, upon consultation regarding the impact on the conservation area, there were concerns raised from the Heritage Officer. In relation to the proposed replacement single storey structures, these were required to be more sympathetic in terms of their design, materials and finishes. This also included the proposed pitched roof where it was considered that: *'the introduction of a pitched roof concealing part of the first floor and containing an external terrace would be an odd element against the flat-roof extension behind and considering the rest of the property has a traditional hipped roof.'*
26. Upon re-consultation, the Heritage Officer considered that: *The form of the roof of the proposed east-elevation extension is still of concern. However, given that the proposed extension would be of uniform design, unlike the existing series of extensions, and would not be that readily visible, it is considered the proposed pitched roof would be an acceptable compromise as part of this proposal to convert the villa instead of demolishing it.* It is also considered by the Case Officer that given the position of the extensions and their modest scale, that the proposed roof form would be appropriate. Therefore on balance, this element is considered acceptable. This is also subject to conditions requiring prior approval of materials.
27. Concern was also expressed by the Heritage Officer regarding the proposed details, materials and finish of proposed windows and doors: *The introduction of more plastic windows of non-traditional design would not be welcomed. It would be desirable to take this opportunity to improve upon the existing situation and to consider replacing the existing windows with traditional timber sliding sashes, which would better relate to the historic fenestration of the property and would be appropriate for a Conservation Area, and if any new windows are sought to be introduced, they would ideally be such sashes as well.*
28. Amended plans received and further information provided by the agent have allowed a cohesive approach to be taken with regards to the fenestration on the existing building and the proposed extensions. The replacement doors on the ground floor on the south and west elevation are to be of timber. The proposal would also seek to regularise the existing mix of differing upvc windows which were installed over time to allow for a more consistent style and finish.
29. In response, this is considered acceptable by the Heritage Officer with the submission of design details dealt with by condition. Similarly, details of the largely glazed uPVC doors and timber panelled doors should also be provided by way of conditions. These are to be added to any planning approval. Further conditions are also to be included to allow agreement of the design of the balustrade on the proposed porch, handrails to the proposed ramp.

30. In terms of work within the plot, the relocation of the bin store was considered a betterment when considering the impact on the overall street scene. Hard and soft landscaping details are to be submitted through conditions to integrate the extension of the front boundary. As such, it is considered that with these conditions, the proposed works would maintain the neutral contribution of St Swithun's House to the East Cliff Conservation Area and can be deemed acceptable. As such, the proposal is judged to accord with Policy CS39 of the Core Strategy and Saved Policy 4.4 of the Bournemouth District Wide Local Plan which seek to protect designated heritage assets from inappropriate extensions.

Design

31. When considering the impact on the existing property, the replacement of the ground floor conservatories with single storey extensions largely occupies the same floorspace, with only a slight increase in the footprint of the built form. The height is generally comparable to the existing although the pitched roof along the east elevation would result in an increase, but even so these are considered to be subservient additions which would not overwhelm the plot, nor would they appear overly prominent in the street scene given their set back position within the site. Matching brick is proposed in order to integrate the proposed extensions with the existing. It is noted that there is already external access at first floor height, therefore the terraces are not considered to be out of keeping.
32. In agreement with the Heritage Officer's comments above, it is also welcomed to see the bin store set back deeper within the site to reduce the visual impact on the street scene of Christchurch Road. In light of the above, the proposal is therefore considered to accord with the provisions of Policy CS41 which requires development to respect the site and its surroundings.

Impact on neighbouring amenity

Cadogan Court

33. This neighbour comprises three storey flatted development which lies to the east of the application site. The proposed extensions are considered to be of modest scale and inset position which would not cause harm by way of harmful overbearing, overshadowing or overlooking. The first floor terraces would also be inset from respective boundaries. Views from terraces towards neighbouring Cadogan Court would be screened by substantial vegetation. There is also a separation distance of approx. 11m and due this neighbouring property being set back; it is not considered that there would be a concern of overlooking.

Burford Court

34. This neighbouring building comprises 4-storey flatted development which sits behind the application site to the south. Similarly, the single storey extensions are considered to be an acceptable scale, size and position as to not cause significant overbearing, overshadowing or overlooking. There is screening by significant vegetation and the neighbouring flats themselves are angled away from the application site. As such there is not considered to be a concern of overlooking associated with the proposal.
35. All other neighbouring properties are considered to be an appreciable distance from the site as to not be substantially adversely impacted. On this basis, the proposal would accord with policy CS41 having regard to issues of residential amenity.

Highways/parking/traffic safety

36. The site fronts both Christchurch Road (A35) a major bus route, county distributor and throughfare linking Bournemouth with Boscombe and Gervis Road the signed Eastcliff ring road. The site is on the border of the Lansdowne business district adjoining the St Swithuns Roundabout a location with

3 serious and 2 slight KSIs (Killed, Seriously Injured and Slight) in the most recent rolling 5-year period. In the preceding 5-year period there were further multiple KSIs at the roundabout, with several immediately in front of the site. KSIs being the grading of a road traffic collision based on the severity of the incident. The geometry of the roundabout has not been altered in the past 15 years. The site is located in Zone B according to the LPA's Parking Standards SPD. Christchurch Road is also regarded as a County Distributor Road.

37. The existing two accesses serving the site (Christchurch Road and Gervis Road) are to be retained however access from Christchurch was to be reduced in terms of its width (from 9.6m to 5m) which was considered by the Highways Officer as *a slight improvement even if it is primarily for visual amenity reasons*. In turn, the narrower Gervis Road entrance is to be unaltered which led to concerns regarding to potential conflicting movements: *A section of the splitter island has been removed to facilitate right turns from Gervis Road into the site, as well as facilitating right turns out of the site. This arrangement is less than ideal due to conflicting movements occurring within the roundabout footprint.*
38. However, given the safety concerns from the continued operation of the existing Gervis Road access the retention of the Christchurch Road access is considered more beneficial as it would allow for safer servicing arrangements to occur off the highway than via Gervis Road. Therefore, it must be assumed that any HGV servicing or delivery activity in future will occur in the highway blocking the exit of the Christchurch Road bus lane thereby severely compromising the safe and effective operation of the public highway at a known collision site. As such there was an objection from the Highway Officer with regards to the proposal failing to demonstrate that the development can be serviced safely from the A35 Christchurch Road by refuse collection vehicles: *The proposed access, parking and turning layout will likely result in large service vehicles, including refuse collection vehicles, having to wait across the footway and/or carriageway thereby obstructing the free flow of traffic along a County Distributor Route.* In response to this, amended plans were received which detailed the tracking arrangement for refuse vehicles and the relocation of two parking spaces. This is considered to overcome the previous concern and as such the Highway Authority raise no objection in this regard.
39. In terms of parking provision 11 car parking spaces are proposed. However there is no change of use associated with this particular proposal. Also, there is only a small increase in footprint of the building. Therefore, there is not considered to be shortfall of spaces within the site. In terms of the cycle store, the proposed cycle parking is not conveniently located adjacent the main entrance, instead being tucked at the edge of the site. The doorway width and aisle width fail to meet the LPA's Parking Standards SPD Dimensions. In response, the cycle store has now been amended to meet the LPA's Parking Standards SPD requirement, with its position more set back in the site.
40. Further comments received by the Local Highways Authority raised no objection considering the above issues had been addressed, therefore the proposal now complies with Policy CS16, Policy CS18 of the Core Strategy and the BCP Parking SPD.

Impact on trees/biodiversity

41. The site is subject to an area Tree Preservation Order therefore all trees on site are protected. Upon consultation on the original plans, there were no objections subject to conditions requiring compliance with the submitted arboricultural information. In response to the amended plans secured, a revised arboricultural impact assessment would need to be submitted to ensure no harm is caused to trees. Although it is preferable for this to be submitted prior to a decision being made, in this instance, the Tree Officer was agreeable to secure these details by condition. The condition to be added must also specify that special measures will be required for any works within tree root protection areas and new surfacing must have no dig surfacing. Foundations must also be no dig ones. These are to be added to any planning approval. As such, the proposal is considered to comply with saved Policy 4.25 of the Bournemouth District Wide Local Plan.
42. In line with paragraph 174 of the NPPF, planning decisions should contribute to and enhance the natural and local environment by minimising impacts on and providing net gains for biodiversity. As

such, a condition is to be added to any planning approval to ensure the scheme includes enhancement for biodiversity.

Waste/Recycling

43. There were no objections from the Waste/Recycling Officer subject to the condition of providing a Waste Management Plan. This is to be added to any planning approval given that the scheme involves the erection of a new bin store on site.

Planning Balance/Conclusion

44. The proposal would result in the extension and remodelling of the existing building which in itself contains merit considering the site history where demolition and replacement of the building has been refused in recent years by the Local Planning Authority. As such the proposal is considered a betterment in this regard. In relation to the specific issues which have arisen when assessing this scheme, notably concerns regarding Highway and Heritage impacts, these have been considered to have been overcome by way of amended plans as well as by information to be supplied by condition.
45. Therefore, having considered the appropriate development plan policy and other material considerations, including the NPPF, it is considered that subject to compliance with the conditions attached to this permission, the development would be in accordance with the Development Plan, would not materially harm the character or appearance of the area or the amenities of neighbouring occupiers and would be acceptable in terms of traffic safety and convenience. As such, Paragraph 11c of the NPPF is relevant as the development proposal accords with the development plan and shall be approved without delay.

Recommendation

46. **GRANT** subject to conditions:

1. Standard three year time limit

The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: This condition is required to be imposed by Section 91 of the Town and Country Planning Act, 1990.

2. Plans List

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

Location and Block Plan – Drawing no. 0085_p0010b (Received 24/01/2023)
Proposed Site Plan – Drawing no. 0085_p0011d (Received 24/01/2023)
Proposed Ground Floor External Changes – Drawing no. 0085_p0013 (Received 24/01/2023)
Proposed First Floor External Changes – Drawing no. 0085_p0014 (Received 24/01/2023)
Proposed Elevations – Drawing no. 0085_p0016b (Received 24/01/2023)

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

3. Prior Approval of Materials

Prior to the commencement of any superstructure works on site, details of the materials to be used in the development; including the brickwork, tiles, handrail, balustrades, fenestration types, window

opening method detail, doors, and the detailed design of these components and any other materials or architectural detailing to be used in the development shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To maintain the character and appearance of the building and 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).

4. Revised arboricultural method statement to be submitted

No site clearance or development work shall commence until there have been submitted to and approved in writing by the Local Planning Authority an arboricultural method statement / tree protection plan and detailed drawings showing:

(a) the specification and position of fencing and other measures such as temporary surfacing, for the protection of the roots and crown spread of trees, groups of trees and other vegetation to be retained on and adjoining the site. Protective fencing should accord with the recommendations of BS 5837:2012. Trees in relation to design, demolition, and construction.

Recommendations.

(b) the programme for the erection and maintenance of protective fencing and the installation of any other protective measures; such programme will include details of supervision by an arboriculturist;

(c) details of any proposed alterations in existing ground levels and of the position of any proposed excavation and constructional details of any drainage, hard surfacing, foundations, walls and similar works within the protected area. **Any foundations proposed within root protection areas must be specialist no dig ones with detailed schemes provided by a structural engineer. Any new surfacing within trees' root protection areas must be specialist no dig ones with detailed schemes provided by an engineer or a supplier of these systems. Any drainage, services or soakaways that fall within trees root protection areas must use specialist measures to ensure tree roots are not harmed and full details are to be provided by a relevant expert.**

(d) details of contractor's compounds and areas for storage; and

(e) schedule of proposed tree works.

The details contained in the arboricultural method statement shall be thereafter implemented on site and the protective fencing and other protective measures shall be maintained during the course of 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).

5. Turning and parking construction

No part of the development hereby permitted shall be used unless the access, turning and parking shown have first been fully constructed and laid out in accordance with approved plans. Thereafter, these areas shall at all times be retained, kept free from obstruction, be available for use for the purposes specified and maintained in a manner such that the areas remain so available

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

6. Cycle parking

No part of the development hereby permitted shall be used unless the bicycle parking facilities shown on the approved plan have first been fully constructed and laid out in accordance with the specification as set out in the approved plans. Thereafter, the bicycle parking facilities shall at all times be retained, kept available for use as bicycle parking and maintained in a manner such that the facilities remain so available.

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

7. EV Condition when insufficient or no details have been supplied

Within 3 months of the commencement of the development details of the provision of Electric Vehicle Charging Points and associated infrastructure shall be submitted to the Local Planning Authority for approval in writing. Those details shall be in accordance with the BCP Council Parking Standards SPD (adopted 5th January 2021). The approved details shall be implemented and brought into operation prior to the occupation of any residential unit hereby approved or any commercial use hereby approved commencing. Thereafter the Electric Vehicle Charging Points shall be permanently retained available for use at all times.

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

8. Waste Management Plan

Prior to the first use of the building upon completion of the works, a Refuse Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The plan shall include: details of the management company to be set up; the employment of a private contractor to collect the refuse; measures to be taken if no private contractor is available at any time in the future (such as the employment of a person or persons to ensure bins are wheeled to the collection point); and that bins will not be stored in the open or at the collection point apart from on the day of collection. The refuse management plan shall be carried out in accordance with the approved details, unless otherwise approved in writing by the Local Planning Authority.

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

9. Hard and Soft landscaping details

No part of the development hereby permitted shall be constructed above damp proof course level unless details of both hard and soft landscaping works have first been submitted to and approved in writing by the local planning authority ("Approved Landscaping Details"). The details of the landscaping works shall include:

- (a) [a plan clearly showing the areas where the landscaping is to be provided];
- (b) proposed finished levels and contours;
- (c) surfacing materials;
- (d) means of enclosure including boundary treatments and any other landscape associated structures and features;
- (e) lighting;
- (f) planting plans;
- (g) written specifications (including cultivation and other operations) associated with plant and grass establishment;
- (h) schedules of plants noting species, plant sizes and proposed numbers/densities, including tree planting to frontage area;
- (i) vehicle parking layouts;
- (j) access and circulation areas;
- (k) a programme of implementation incorporating a timetable for planting; and
- (l) a maintenance plan for a minimum period of 5 years from the date of planting.

The development and landscaping shall thereafter be carried out, retained and maintained in accordance with the Approved Landscaping Details

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

10. Biodiversity gain

Prior to the commencement of any superstructure works on site, details of a scheme to include biodiversity enhancements to be used in the development shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure that the proposed development enriches biodiversity and wildlife habitat and to accord with Policy CS30 of the Bournemouth Local Plan: Core Strategy (October 2012).

Statement required by National Planning Policy Framework (APPROVALS)

In accordance with paragraph 38 of the revised NPPF the Council, as Local Planning Authority, takes a positive and proactive approach to development proposals focused on solutions. The Council works with applicants/agents in a positive and proactive manner by offering a pre-application advice service, and as appropriate updating applicants/agents of any issues that may arise in the processing of their application and where possible suggesting solutions. In this instance the agent was updated of issues and the recommendation was one of approval.

Background Documents: 7-2022-5931-AU

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