

FRONT EAST ELEVATION  
SCALE: 1:100

SIDE SOUTH ELEVATION  
SCALE: 1:100



REAR WEST ELEVATION  
SCALE: 1:100

SIDE NORTH ELEVATION  
SCALE: 1:100



GROUND FLOOR PLAN  
SCALE: 1:100



FIRST FLOOR PLAN  
SCALE: 1:100

10m @ 1:100

LEGEND
EXISTING MEAN SHORE LINE
EXISTING MEAN BUILD LINE
PROPOSED BUILDING FOOTPRINT
PROPOSED BUILDING EXTENSION
EXISTING BUILDING
EXISTING GARDEN PAVILION
EXISTING BOATHOUSE
EXISTING OUTBUILDING
EXISTING GARAGE
EXISTING DRIVE
EXISTING PATH
EXISTING FENCE
EXISTING WALL
EXISTING ROOF
EXISTING CHIMNEY
EXISTING PORCH
EXISTING TERRACE
EXISTING PATIO
EXISTING LAWN
EXISTING GARDEN
EXISTING PLANTING
EXISTING TREES
EXISTING HEDGES
EXISTING BOUNDARY
EXISTING ROAD
EXISTING DRIVEWAY
EXISTING PARKING
EXISTING CYCLEWAY
EXISTING FOOTPATH
EXISTING BRIDGE
EXISTING TUNNEL
EXISTING TOWER
EXISTING LAMP
EXISTING SIGN
EXISTING FURNITURE
EXISTING EQUIPMENT
EXISTING INFRASTRUCTURE
EXISTING SERVICES
EXISTING UTILITIES
EXISTING DRAINAGE
EXISTING WASTE
EXISTING WATER
EXISTING SEWER
EXISTING GAS
EXISTING ELECTRICITY
EXISTING TELEPHONE
EXISTING CABLE
EXISTING PIPE
EXISTING DUCT
EXISTING CONDUIT
EXISTING TRUNK
EXISTING MAIN
EXISTING BRANCH
EXISTING FEEDER
EXISTING TAP
EXISTING VALVE
EXISTING METER
EXISTING BOX
EXISTING CLOSURE
EXISTING ISOLATION
EXISTING PROTECTION
EXISTING WARNING
EXISTING IDENTIFICATION
EXISTING RECORDING
EXISTING MONITORING
EXISTING MAINTENANCE
EXISTING REPAIR
EXISTING REPLACEMENT
EXISTING UPGRADE
EXISTING MODERNISATION
EXISTING RENOVATION
EXISTING RESTORATION
EXISTING PRESERVATION
EXISTING PROTECTION
EXISTING WARNING
EXISTING IDENTIFICATION
EXISTING RECORDING
EXISTING MONITORING
EXISTING MAINTENANCE
EXISTING REPAIR
EXISTING REPLACEMENT
EXISTING UPGRADE
EXISTING MODERNISATION
EXISTING RENOVATION
EXISTING RESTORATION
EXISTING PRESERVATION

EXISTING GIN - 100 x 100 x 100 (1000 1000)
DATE: 10/01/2023
PROJECT: 2307 01
PERMITTED DEVELOPMENT
106 PANORAMA ROAD,
SANDBANKS,
POOLE,
BH13 7RG
EXISTING FLOOR PLANS & ELEVATIONS
DATE: 10/01/2023
PROJECT: 2307 01
FB8428 / 302
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ARC
MARLOW ARCHITECTS



LOCATION PLAN  
SCALE 1:1250 @ A3



BLOCK PLAN  
SCALE 1:500 @ A3

Existing to be demolished  
Built extension 23/00494/K  
Outline of proposed

0 10 20 30m  
1:12 1:14 1:16 1:18 1:20 1:22m

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LOCATION & BLOCK PLAN

SCALE AS SHOWN @ A3

2307 01

106 PANORAMA ROAD, SANDBANKS

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BLOCK PLAN  
SCALE 1:500 @ A3

Existing to be demolished

Built extension 23/00494/K

Outline of proposed

0 12 24 36 48 60 20m

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ANALYTICAL BLOCK PLAN

SCALE 1:500 @ A3

2307 02

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#### ANALYTICAL BLOCK PLAN

##### Refer to Note 01 :

Note 01 represents the combined width of the existing dwelling and already approved extant extensions (APP 23/00494/K). As illustrated, the footprint of the proposed replacement dwelling accords with these combined widths. **Therefore, the perceived width of the proposed dwelling, is no greater than the perceived width of what exists and what can be constructed with existing permissions.**

##### Refer to Note 02 :

Note 02 represents the combined width of the existing dwelling and existing outbuilding (marked "A"). As illustrated, the footprint of the proposed replacement dwelling accords with the combined widths of the existing house & outbuilding. **Therefore, the perceived width of the proposed dwelling, is no greater than the perceived width of what currently exists.**

##### Refer to Note 03 :

Note 03 represents the combined width of the existing dwelling, already approved extant extensions (APP 23/00494/K) and existing outbuilding (marked "A"). As illustrated, the footprint of the proposed replacement dwelling is less than the combined widths of the existing house & outbuilding. **Therefore, the perceived width of the proposed dwelling, is less than the perceived width of what currently exists.**

##### Photo of built extension at 106 Panorama Road :



#### PLOT AREAS OF SURROUNDING CONTEXT

Number	Plot Area	Total Footprint
92.	1557 sq.m	332 sq.m
94.	1591 sq.m	475 sq.m
96.	1942 sq.m	347 sq.m
98.	1973 sq.m	212 sq.m
100.	2198 sq.m	281 sq.m
102.	1984 sq.m	240 sq.m
106.	6406 sq.m	469 sq.m
108.	1892 sq.m	417 sq.m
108a.	1820 sq.m	218 sq.m
110.	1704 sq.m	368 sq.m
112.	1441 sq.m	341 sq.m
112a.	1842 sq.m	265 sq.m
114.	1835 sq.m	367 sq.m
116 + 116a.	2438 sq.m	265 sq.m
118.	2213 sq.m	621 sq.m
120 + 122.	2071 sq.m	633 sq.m
124.	1498 sq.m	304 sq.m
126.	1541 sq.m	385 sq.m

AVERAGE PLOT SIZE : 1859 sq.m  
AVERAGE TOTAL FOOTPRINT : 357 sq.m  
AVERAGE TOTAL FOOTPRINT % : 19.2 %

Note\* Due to the size of the plot at 106 Panorama, it is excluded from averages to fairly show the average plot size, built area size & built area percentages of the surrounding context.

Buildings on plots within the surrounding context which have larger footprints than the proposed dwelling at the application site. These plots are all significantly smaller in the than the application site.

THE PLOT SIZE AT 106 PANORAMA ROAD, IS FAR GREATER THAN THAT OF THE SURROUNDING CONTEXT, AS SHOWN IN THE TABLE OF FIGURES ABOVE. THE PLOT (AT 6406 sq.m) IS MORE THAN 3 TIMES GREATER THAN THE AVERAGE PLOT SIZE OF THE SURROUNDING CONTEXT OF PANORAMA ROAD ON THE WATER SIDE.

THE FOOTPRINT OF THE PROPOSED IS 469 sq.m (INCLUDING THE EXISTING GARAGE, BOAT HOUSE & 3 OUTBUILDINGS), WHILE THIS TOTAL FOOTPRINT IS LARGER THAN THE AVERAGE OF THE SURROUNDING CONTEXT (357 sq.m), THE PROPOSED IS STILL SMALLER THAN NO. 94, NO. 118 & NO. 120 + 122 WHICH HAVE FAR SMALLER PLOTS THAN 106. THEIR AVERAGE PLOT SIZE IS 1958 sq.m WITH AN AVERAGE FOOTPRINT % OF 30%.

THE PROPOSED PLOT HAS A TOTAL FOOTPRINT % OF 7.3%.

THE PLOT HAS SUFFICIENT AREA TO ACCOMMODATE THE PROPOSED DEVELOPMENT, WHILST MAINTAINING A SIGNIFICANTLY LOWER FOOTPRINT COVERAGE PERCENTAGE THAN THE SURROUNDING CONTEXT. WHILE THE PLOT SIZE IS UNCHARACTERISTICALLY LARGER, THE PROPOSED FOOTPRINT STILL IS ACCEPTABLE WITHIN THE SURROUNDING CONTEXT. THE FOOTPRINT (7.3%) TO PLOT SIZE IS FAR SMALLER THAN THOSE OF THE SURROUNDING CONTEXT AND SHOULD THEREFORE BE ACCEPTABLE IN TERMS OF SCALE, BULK AND MASS.

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ANALYTICAL BLOCK PLAN

SCALE 1:1000 @ A3

2307 03

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PROPOSED GROUND FLOOR PLAN

SCALE 1:100 @ A1 / 1:200 @ A3

2307 05

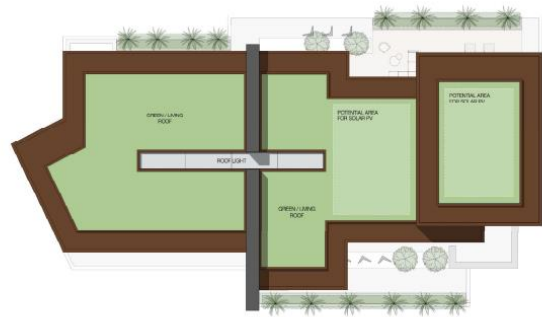
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#### FIRST FLOOR KEY:

- |                         |                                      |
|-------------------------|--------------------------------------|
| 01: FIRST FLOOR BRIDGE  | 10: BEDROOM SUITE                    |
| 02: VOID                | 11: BEDROOM SEATING AREA             |
| 03: BRIDGE SEATING AREA | 12: BEDROOM BALCONY                  |
| 04: BEDROOM 5           | 13: DRESSING ROOM                    |
| 05: DRESSING ROOM       | 14: SAFE ROOM                        |
| 06: ENSUITE             | 15: SHOWER WITH SEA VIEWS            |
| 07: BEDROOM 4           | 16: BATHROOM SUITE                   |
| 08: BEDROOM 3           | 17: RAISED SCULPTURAL JACUZZI / BATH |
| 09: BEDROOM 2           | 18: FLAT ROOF FOR MAINTENANCE ONLY   |

MARLOW ARCHITECTS

PROPOSED FIRST FLOOR & ROOF PLAN

SCALE 1:100 @ A1 / 1:200 @ A3

2307 06

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#### BASEMENT FLOOR KEY:

- |                        |
|------------------------|
| 01: BASEMENT HALLWAY   |
| 02: STORAGE            |
| 03: SHOWER ROOM        |
| 04: WC                 |
| 05: PLANT ROOM / STORE |
| 06: HOME CINEMA        |
| 07: CINEMA ROOM        |

--- DEVELOPMENT AREA AS DETERMINED BY TREE CONSTRAINTS  
REFER TO SUPPLEMENTARY REPORT FOR DETAILS

PROPOSED BASEMENT PLAN

SCALE 1:100 @ A1 / 1:200 @ A3

2307 07

106 PANORAMA ROAD, SANDBANKS



**FRONT ELEVATION (WEST)**  
Scale 1:100 @ A1 / 1:200 @ A3  
E - L - E - V - A - T - I - O - N

**MARLOW ARCHITECTS**

PROPOSED ELEVATIONS & INDICATIVE SITE SECTIONS

SCALE AS SHOWN

**2307 08**

**106 PANORAMA ROAD, SANDBANKS**

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**REAR ELEVATION (EAST)**  
Scale 1:100 @ A1 / 1:200 @ A3  
E - L - E - V - A - T - I - O - N

**MARLOW ARCHITECTS**

PROPOSED ELEVATIONS & INDICATIVE SITE SECTIONS

SCALE AS SHOWN

**2307 09**

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FOR DETAILS OF SEAWALL LANDSCAPING,  
PLEASE REFER TO THE SUBMITTED LANDSCAPING  
DESIGN DOCUMENT 738-PP-230608



- 1.) Corten effect faade
- 2.) Grey aluminium framed windows
- 3.) Dark timber effect louvres
- 4.) Purbeck stone
- 5.) Corten effect / Porcelain tiled sculptural louvres, planters and front door
- 6.) Dark timber cladding