

Planning Committee

Application Address	Dorwin Court, 328 Poole Road & 68 Princess Road, Poole, BH12 1AR
Proposal	Alteration and upward extension of the buildings to create second and third floors of accommodation on each building to create 10 additional apartments in each block (20 in total).
Application Number	APP/23/01051/F
Applicant	Maintenance Securities Investments Ltd
Agent	EMPERY + CO LTD
Ward and Ward Member(s)	Talbot & Branksome Woods <ul style="list-style-type: none"> • Councillor Philip Broadhead, • Councillor Matthew Gillett • Councillor Karen Rampton
Report Status	Public
Meeting Date	17 July 2025
Summary of Recommendation	Delegated powers to GRANT permission subject to completion of s106 agreement and conditions as suggested in this report
Reason for Referral to Planning Committee	Over 20 representations within 1 mile of the application site contrary to Officer's recommendation.
Case Officer	Shelley Edwards
Is the proposal EIA Development?	No

Description of Proposal

1. Planning consent is sought for the alteration and upward extension of the 2 existing two-storey buildings to create second and third floors of accommodation on each building to create 10 additional apartments in each block (20 new apartments in total).

Description of Site and Surroundings

2. The application site is occupied by 2 detached blocks of flats. The site has a double frontage with one building fronting the north eastern side of Poole Road and the other fronting the south western side of Princess Road. The character of the area is predominantly residential and there is a mixture of residential properties in the vicinity consisting mainly of blocks of

flats along Poole Road and two storey semi-detached houses along the northern side of Princess Road.

3. The application site consists of two, two storey blocks of flats of traditional appearance; with large projecting bays, a brick detail to the lower section of the ground floor and render above with traditional hipped tiled roof forms and brick chimney details.
4. The site is well screened from Poole Road by the mature protected trees and vegetation along this southern boundary and the existing buildings have varying visibility through the tree screen depending on the season. The site has more open character along the Princess Road frontage. Currently a vehicular access and area for car parking is provided along this boundary. A low hedge creates a buffer between the cars and the pavement and additional planting areas are provided along the side boundaries. This includes a mature shrub to the north western corner of the site where the existing bin store is located. The access to the neighbouring development Eaglehurst is provided along the eastern side boundary at the rear and the car parking area for the adjacent Lindum Court on the western side boundary.

Relevant Planning History:

- **November 2002:** Planning permission refused to remove the roof on each of the blocks and erect second floors comprising a total of 12 one bed flats under a pitched roof due to no recreational contribution or transport contribution and no parking proposed (**APP/02/14339/002/F**).
- **March 2003:** Planning permission refused to remove the roof on each of the blocks and erect a second floor comprising 12 one bed flats under a pitched roof (revised scheme) and 12 additional parking spaces. The refusal was on the grounds of no recreational contribution, transport contribution and highway safety with main access onto Poole Road (**APP/03/14339/003/F**).
- **August 2003:** Planning permission was refused to remove the roof on each of the blocks and erect a second floor to form 8 flats with pitched roof and 13 additional parking spaces. The refusal was on the grounds of lack of car parking and lack of transport contribution and recreational contribution (**APP/03/14339/004/F**).
- **September 2003:** Appeal against refusal of **APP/02/14339/002/F** was dismissed on grounds of lack of a financial contribution towards other modes of transport and a recreational contribution (not dismissed on the grounds of inadequate parking).
- **January 2005:** Planning permission was granted to remove the existing roof on each block and erect a second floor consisting of 6 x 1 bed flats (total 12) with new pitched roofs over (**APP/04/14339/006/F**).
- **April 2005:** Planning permission granted to remove the roofs on each of the blocks and erect a second floor comprising of 8 flats with pitched roof over and no additional parking spaces (**APP/03/14339/005/F**). The application was granted in light of the Inspectors comments of the previous appeal stating that a lack of parking was not accepted as a reason for refusal only the lack of financial contribution to different modes of transport and a recreational contribution.
- **April 2006:** Planning permission was refused to remove existing roof on each block and erect 2 additional floors with a pitched roof to provide an additional 24 flats (**APP/06/14339/007/F**). It was refused due to the lack of parking providing an increase in highway danger, harmful overlooking/loss of privacy to the adjacent block of flats (Eaglehurst) and lack of a financial contribution towards other modes of transport and a recreational contribution. This application was subsequently dismissed at appeal in May 2007. The Inspector agreed with the refusal reasons of the Council.
- **May 2008:** Planning permission was refused for the erection of 2 No. enclosed stair cases to both 328 Poole Road and 68 Princess Road, Dorwin Court (**APP/08/14339/008/F**). The reasons for refusal were the development would result in harm to the amenities of some of

the existing flats on site and being at odds with the character and design of the existing building and thus harming the character and appearance of the streetscene. An appeal against this refusal was dismissed in September 2008.

- **May 2022:** Pre application advice sought for Rooftop extensions to both blocks of existing flats concluded that the principle of residential development can be supported, subject to additional information required and further assessment required. **(PREA/22/00042)**

Constraints

- The site is within Flood zone 1
- The site is covered by an Area TPO

Public Sector Equalities Duty

5. 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

6. 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”.
7. 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.
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. The following comments have been received:

Consultee	Date of Response and Comments
BCP Highways Authority	19/06/2025 – No objection subject to conditions 23/10/2023 – Object to tiered system in cycle store
BCP Tree Officer	06/11/2023 – No objection subject to condition
BCP Urban Design Officer	12/12/2023 – Concerns regarding new stair cores would be overbearing to existing occupiers. Negative impact on outlook from Eaglehurst properties. 50% not meeting the space standards, negative impact of underground bins, lack of landscaping. Officer Note: Amended plans and further details have been received to address these concerns.

BCP Flooding Officer	24/06/2025 – Holding objection removed and conditions attached for further exploration with regards to infiltration before progressing an attenuation tank scheme. 27/09/2024 – Holding objection pending submission and approval of a substantiated (conceptual) drainage strategy, that is demonstrated to be both viable and deliverable.
BCP Environmental Health Officer	31/01/2024 – No objection subject to condition to ensure that the combined noise level of any ASHP's does not exceed 30 dB (A) at nearby residential properties.
BCP Waste Authority	19/07/2024 – Following omission of underground bin system; Objection due to width of bin store being insufficient and the requirement of a dropped kerb. Officer Note: Amended plan provides dropped kerb and wider access to bin store. 28/11/2023 – Objection due to insufficient volume/number of bin chambers for underground bin system.
Dorset Police	14/11/2023 – No objection but Secure by Design recommendations
Dorset & Wiltshire Fire and Rescue	17/10/2023 – No objection, comments provided relating to adherence with Building Regulations.

Representations

10. A site notice was posted outside the site on 12 October, 2023 with an expiry date for consultation of 05 November, 2023.

32 representations have been received, raising objection. 28 of the objectors live within a mile radius from the site. The issues raised comprise the following:

- Noise and disturbance from construction
- Water ingress during construction
- overlooking and loss of privacy
- overdevelopment
- inadequate parking provision
- highway safety/congestion concerns
- out of character/out of keeping
- the disruption and inconvenience associated with the rehousing of the existing residents during the construction process
- limited space for proposal; in particular the new stairwells
- loss of loft space for existing occupants
- eyesore, flat roof will clash with existing streetscape
- environmental neglect
- impact on local infrastructure
- loss of light
- overbearing
- impact on value of property
- loss of greenery and garden areas
- Is the building structurally sound for the proposed works
- landscaping plans?
- cycle store is only available for new residents. Existing residents affected by their inclusion and do not get the benefit of use.

- inaccessible upper floors without a lift facility
- No area specified for site materials during construction and the impact that will have on existing parking provision.
- Covering up of air bricks by the stairwell proposed
- damp/moisture issues
- impact on wildlife

Key Issue(s)

11. The key issue(s) involved with this proposal are:

- Presumption in favour of sustainable development
- Principle of development
- Affordable Housing
- Streetscene and character of the area
- Impact on neighbouring residential amenity
- Amenity of future occupants
- Highway Safety
- Trees/Landscaping
- Waste Collection
- Flooding/Drainage
- Biodiversity
- Sustainability
- Accessibility
- CIL compliance/S106 mitigation

These points will be discussed as well as other material considerations below.

Policy context

12. 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, which was adopted in November 2018.

13. Local documents

Poole Local Plan (Adopted November 2018)

- PP01 Presumption in favour of sustainable development
- PP02 Amount and Broad Location of Development
- PP07 Facilitating a step change in housing delivery
- PP08 Type and mix of housing
- PP11 Affordable housing
- PP12 Housing for an ageing population
- PP27 Design
- PP28 Flats and Plot Severance
- PP32 Poole's Nationally, European and Internationally Important Sites
- PP33 Biodiversity and Geodiversity
- PP34 Transport strategy
- PP35 A Safe, Connected and Accessible Transport Network
- PP37 Building Sustainable Homes and Businesses
- PP38 Managing Flood Risk

- PP39 Delivering Poole's Infrastructure
- PP40 Viability

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)
- Nitrogen Reduction in Poole Harbour SPD
- Poole Harbour Recreation 2019-2024 Supplementary Planning Document (SPD)
- Affordable Housing SPD (Adopted November 2011)

14. National documents;

National Planning Policy Framework ("NPPF" / "Framework") (as amended)

The National Planning Policy Framework (NPPF) sets out the government strategy to achieve sustainable development. The framework is relevant to the current proposal and issues relating to housing delivery, good design, sustainable transport, flooding/climate change and promoting healthy communities will be dealt with in the report where relevant.

Including in particular the following:

Section 2 – Achieving Sustainable Development

Paragraph 11 –

"Plans and decisions should apply a presumption in favour of sustainable development.

.....

For decision-taking this means:

- (c) approving development proposals that accord with an up-to-date development plan without delay; or
- (d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
 - i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for refusing the development proposed; or
 - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination."

Other relevant national documents

- Planning Practice Guidance (PPG)
- Technical Housing Standards - nationally described space standard (2015)

Planning Assessment

Presumption in favour of sustainable development

15. 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.

16. Footnote 8 of paragraph 11 provides that in the case of applications involving the provision of housing, relevant policies are out of date if the local planning authority is (i) unable to demonstrate a five-year supply of deliverable housing sites or (ii) where the Housing Delivery Test (HDT) result is less than 75% of the housing requirement over the previous three years.
17. The NPPF (2024) paragraph 78 requires local planning authorities to identify and update a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing. Paragraph 78 goes on to state that the supply should be demonstrated against either the housing requirement set out in adopted strategic policies, or against the local housing need where the strategic policies are more than five years old. Where the Housing Delivery Test indicates delivery has fallen below the local planning authority's housing requirement over the previous three years, a buffer should be included as set out in paragraph 79 of the NPPF.
18. At 1 April 2024 BCP Council had a housing land supply of **2.1** years against a 5-year housing requirement that includes a 20% buffer. For the purposes of paragraph 11 of the NPPF, it is therefore appropriate to regard relevant housing policies as out of date as the local planning authority is unable to demonstrate a five-year supply of homes.
19. In this instance, the scheme would provide 20 additional dwellings that would contribute towards the Council's housing delivery target. The proposed 20 new homes; in the form of one bed flats are likely to be a more affordable type of housing, whilst making an efficient use of the brownfield site. Overall, there is no objection to the principle of the proposed development, subject to its compliance with the relevant adopted local policies. This is assessed below.
20. For this planning application the benefits provided from the supply of 20 new homes are considered to carry significant weight in the planning balance.

Principle of development

21. 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 reflects the presumption in favour of sustainable development contained in the NPPF. 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.
22. 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.
23. 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.

24. 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.
25. The proposal is within the sustainable transport corridor as defined above and within a residential area. The site is located within close proximity of facilities and services including a supermarket within 100m across Poole Road; Poole Retail Park within 750m; and Branksome station within 550m. As such, the site is in a highly sustainable location and therefore the principle of additional residential development in this location is acceptable. The proposal is considered to comply with policies PP01, PP02, PP34 and PP35 and is acceptable in principle.

Affordable Housing

26. PP11 requires that affordable housing is provided from housing schemes of 11 or more homes and 40% affordable housing is required outside of the Poole Town Centre Boundary. PP11 (c) enables a financial contribution towards Affordable Housing provision for 11-20 units.
27. The applicant has submitted a Viability Report to demonstrate a lack of financial viability for the project to provide on-site Affordable Housing. This report has been assessed independently by the District Valuer and they have concluded that the proposed development is not viable to provide a policy compliant level of Affordable Housing. However, the development will make sufficient profit to support the provision of a financial contribution of £109,608 towards Affordable Housing. This has been agreed by the applicant and secured by a Section 106 Agreement. Accordingly, the proposal is considered to be in compliance with policy PP11.

Streetscene and character of the area

28. PP27 (1) requires a good standard of design in all new developments. 'Development will be permitted provided that it; (a) reflects or enhances local patterns of development and neighbouring buildings in terms of; (i) layout and siting, including building line and built site coverage; (ii) height and scale; (iii) bulk and massing, including that of the roof; (iv) materials and detailing; (v) landscaping; and (vi) visual impact'.
29. PP28 (1) permits flatted development; *'where the plot can accommodate a form of development that ensures; (a) the scale and massing of the building, including the width, height and roof profile and spacing between buildings is in keeping with neighbouring buildings and the established pattern of development in the street, where the site is located'*.
30. The NPPF states inter alia that planning decisions should ensure that developments will function well and add to the overall quality of the area over their lifetime; are visually attractive as a result of good architecture, layout and appropriate and effective landscaping; are welcoming and distinctive places to live and visit; and create places that are safe, inclusive and accessible (para.130).
31. Para 125 under Section 11 of the NPPF states that decisions should; *'(e) support opportunities to use the airspace above existing residential and commercial premises for new homes. In particular, they should allow upward extensions – including mansard roofs – where the development would be consistent with the prevailing form of neighbouring properties and the overall street scene, is well-designed (including complying with any local design policies and standards), and can maintain safe access and egress for occupiers...'*

32. The existing blocks of flats at Dorwin Court comprise of two, two storey Art Deco style blocks finished in white render with a tiled, hipped roof. Since the existing site has double frontage, the proposed development will have to relate to the street scenes of both Poole Road and Princess Road.
33. The neighbouring buildings on either side of the application site consist of blocks of flats and these also have a double frontage as they face both Poole Road and Princess Road. These blocks are greater in height and vary in design and materials.
34. The adjacent property known as Eaglehurst to the east of the site also fronts Eagle Road and is a four storey block in a render finish with tile hanging to the balcony projections and a tiled hipped roof. The block of flats to the west of the application site known as Lindum Court is six storeys in height of red brick construction with tile hanging details and a flat roof.
35. The character of this section of Poole Road is predominantly large blocks of flats set on a similar building line behind mature vegetation to the north/north east. On the opposite side; to the south/south west and behind the tall brick boundary wall; a circular three storey development known as Holly Lodge and the varying heights of the neighbouring development known as The Oasis which includes five storeys in part; is visible but has the benefit of mature screening and are set back from the highway.
36. With regards to the character of the Princess Road street scene; this road has two distinct characters on both sides near the application site. The southern side, where the application site is located is characterised by blocks of apartments which occupy large plots and are appreciable in bulk, mass and height. These buildings do not include much of garden vegetation and as such, this side of Princess Road presents an open character. In comparison, the northern side of the road is characterised by two storey semi detached dwellinghouses set within well-vegetated domestic gardens. Visually, the mature vegetation provide a pleasant verdant character to this side of Princess Road.
37. The proposal would introduce two additional floors to the existing two storey building; removing the existing tiled hipped roof and replacing it with a flat roof. The proposal would continue the recesses and articulation of the existing art deco style building; including the window proportions and render finish whilst introducing two glazed staircase projections to both the Princess Road and Poole Road elevations.
38. In the Poole Road street scene, the resultant building height would remain lower than the adjacent blocks of flats to the east and west and therefore the additional height would not result in a dominance or prominence within the street scene that would be detrimental. The existing vegetation along this frontage would provide appropriate screening. There trees are to be retained, which is secured by the tree protection plan condition. The proposed design would complement the existing character of the site and the mixed character of the area. The proposed scale, height and massing is therefore considered acceptable in this location as the proposal would respect that of neighbouring buildings and the mixed character of the streetscene in accordance with PP27.
39. With respect to the Princess Road street scene, the proposal would be readily visible due to the more open character of this frontage. However, this would not have any detrimental impact on the street scene since the proposal would relate well to the neighbouring properties in terms of height and design. The neighbouring block of flats at Lindum Court has 6 floors with a flat roof whilst Eaglehurst includes pitched roofs over 4 storeys in height. The proposal being lower than these neighbouring properties would not appear unduly dominant in character.
40. In terms of design, the continuation with the existing articulation will add interest to the visual character of the building. In terms of materials palette, the proposal will match the existing which is acceptable and this has been secured by a condition.

41. The proposal introduces two cycle stores to the centre of the application site to meet the requirements of the Parking SPD; the cycle stores would continue the white render and art deco articulation of the main buildings with a flat roof and associated landscaping to soften their appearance and therefore are considered to respect and reflect the existing and evolving character and appearance of the site.
42. The proposed bin stores to the north east and west boundaries will be visible in Princess Road; the bin stores are proposed to be within brick enclosures and these details will be secured by condition. Their positioning along the boundaries would retain the open nature of this part of the site.
43. The urban design officer had objected to the proposed stair core design introducing an overbearing feature to existing occupiers and this has been addressed through the amended plans which reduced the depth of the stair cores. The design officer also raised concerns on the outlook from Eaglehurst towards the proposal, 50% of the proposed flats not meeting the space standards and the negative impact of the underground bins and lack of landscaping. It is considered that the amended plans have overcome these concerns by omitting the underground bins, improving the landscaping around the cycle stores and reducing the number of flats to provide 20 additional flats that all now meet the space standards. The proposal would therefore maintain and enhance the quality of the street scene, satisfying Local Plan policies PP27 and PP28 and the NPPF.

Impact on Neighbouring Residential Amenity

44. PP27 (c) requires that development; *'is compatible with surrounding uses and would not result in a harmful impact upon amenity for both local residents and future occupiers considering levels of sunlight and daylight, privacy, noise and vibration, emissions, artificial light intrusion and whether the development is overbearing or oppressive'*.

Impact on Eaglehurst (Block of flats to the south/south east)

45. The proposed upper floors would be visible from the neighbouring flats at Eaglehurst to the east/south east. This block of flats is four storey; the majority of the building running parallel with Eagle Road with wings projecting to the rear and facing both Poole Road and Princess Road. These projecting wings bring the building closer to the application site and include single windows to the lower floors and large balcony areas to the top floor with views towards the application site. The proposed additional floors would be situated 6.5m away from these balconies of the neighbouring property. The orientation of the site is such that there would be increased shading towards the neighbouring property; however this would only occur in the latter part of the day. The flat roof and top storey of the resultant building would be readily visible from the top floor properties of Eaglehurst and their balconies, however the development would not be sited directly in front of the full width of the balconies as the front elevation of the upper floors of the application site are set further into the site than the building line of Eaglehurst when measured from both Poole Road and Princess Road. The submitted Block Plan shows that the proposal would not be within the 45 degree angle from the neighbouring windows of the top floor and is therefore not considered to have a negative impact on the neighbouring property's daylight and outlook. The submitted streetscene drawing shows the angle of outlook from the neighbouring windows and that the building would not protrude into the vertical 25 degree angle of obstruction; therefore it is considered unlikely to cause a significant loss of daylight or sunlight to the neighbouring property and it can be concluded that the proposed additional floors would not give rise to a loss of light or be overbearing or oppressive significant to harm the amenity of the occupants of the adjacent block of flats known as Eaglehurst and would be compliant with policy PP27.

46. The application includes obscure glazed windows to the proposed additional floors on the side elevation facing Eaglehurst to serve the bathrooms or as secondary windows to the living areas serving the kitchenette. The previous refusal of a similar scheme was dismissed at Appeal and the Inspector concluded that a kitchen window which could be opened in this location would result in overlooking towards the balconies of Eaglehurst and therefore a condition will be attached to ensure that these windows are obscure glazed and non opening to preserve neighbouring amenity.
47. The development is supported by an acoustic report as the application includes the introduction of Air Source Heat Pumps (ASHP) to the flat roofs (12 per block). The BCP Environmental Health Officer has recommended that a condition is secured to ensure that the combined noise level of any ASHP's does not exceed 30 dB (A) at nearby residential properties to preserve neighbouring amenity.

Impact on Lindum Court (Blocks of flats to the north/north west)

48. The distance of separation between the proposals and the block of flats to the west; Lindum Court is in excess of 20m and therefore is considered acceptable and would not result in the loss of privacy or amenity to the residents of the neighbouring blocks.

Impact on Existing Residents of Dorwin Court

49. The proposed staircores would be partially glazed and would introduce a new feature to the external elevations facing the streetscenes of Poole Road and Princess Road. These staircores would provide the stairwells to the upper floors proposed. An internal stair option has been considered; however due to strict limitations regarding single stair vertical escape from upper stories, increased capacity serviced by an internal stair core is non compliant.
50. The depth of the staircores have been reduced during the application process and obscure glazing is proposed to the side windows to minimise any views into the existing and future flats which are adjacent to the staircores to preserve neighbouring privacy and amenity.
51. A daylight study was undertaken by HDSGreenTech Ltd to test and evidence the proposed impact on the living rooms of the existing flats (8 flats in total), within which both the vertical sky component and target illuminance study confirm that the proposed staircore is compliant with regards to Right to Light Planning Standards set out in BRE 209 2022. The target standard is 150 lux for a living room and the study concluded that both schemes are in excess of the required 150 lux over the full room footprint.
52. The existing residents of the two storey blocks are concerned with the construction process and the potential for disturbance during this time but also the potential for damage to the existing properties and therefore it is considered reasonable to condition the submission of a Construction Environmental Management Plan; to include the proposed hours of operation and how any adverse impacts of noise, dust vibration and traffic on adjoining owners or occupiers will be mitigated.
53. The orientation of the site is such that the additional floors to the southern block would introduce additional shading towards the northern block; however, the separation distance between the blocks is approximately 16m and therefore this additional shading would not be sufficient to harm the amenity of the occupants.
54. The proposed two separate cycle stores will be positioned in the centre of the site where there is existing hardstanding. The cycle stores would be visible from the windows of the existing properties and would be readily visible from the ground floor flats; they would be positioned approximately 6m from the majority of the flats; however the cycle store structure would at its closest point be approx. 4.8m from the projecting bay windows but they would not be sited directly in front of these windows and would be visible from a more oblique angle which is not considered to be harmful to their outlook.

55. The proposed single storey flat roof design of the cycle stores and the surrounding landscaping as suggested on the site plan would ensure that the proposed cycle stores would not result in a harmful impact upon the amenity of the existing occupants by way of being oppressive or overbearing.
56. The bin stores would be extended along the side boundaries at the northern section of the site to facilitate additional capacity. This would not be dissimilar to the existing relationship on the western side; however it would be introducing bins along the eastern elevation. This bin store would therefore be visible from the adjacent ground floor flat's living room; however it would not dominate the outlook due to its siting adjacent to the boundary. Details are secured by condition to ensure that the proposed bin structures will be visually appropriate and secure in accordance with PP27.

Amenity of Future Occupants

57. The Technical housing standards – nationally described space standard provides minimum internal area required for various dwelling types. The current scheme proposes 20 x 1-bedroom flats. In order to meet to comply with the nationally described space standards the proposed flats require to be a minimum of 39m² for one person occupation and 50m² for two persons. The table below demonstrates that the proposed flats would fall short of the two persons space standards but would comply with one person occupation.

68 Princess Road

Flat	Bedrooms	Occupancy	Proposed Area	Required Area	Complies
1	1	1	44.8 sq.m	39 sq.m	Y
2	1	1	46.6 sq.m	39 sq.m	Y
3	1	1	49.1 sq.m	39 sq.m	Y
4	1	1	44.6 sq.m	39 sq.m	Y
5	1	1	46.1 sq.m	39 sq.m	Y
6	1	1	44.8 sq.m	39 sq.m	Y
7	1	1	46.6 sq.m	39 sq.m	Y
8	1	1	49.1 sq.m	39 sq.m	Y
9	1	1	44.6 sq.m	39 sq.m	Y
10	1	1	46.1 sq.m	39 sq.m	Y

328 Poole Road

1	1	1	46.2 sq.m	39 sq.m	Y
2	1	1	44.2 sq.m	39 sq.m	Y
3	1	1	48.5 sq.m	39 sq.m	Y
4	1	1	47.7 sq.m	39 sq.m	Y
5	1	1	43.9 sq.m	39 sq.m	Y
6	1	1	46.2 sq.m	39 sq.m	Y
7	1	1	44.2 sq.m	39 sq.m	Y
8	1	1	48.5 sq.m	39 sq.m	Y

9	1	1	47.7 sq.m	39 sq.m	Y
10	1	1	43.9 sq.m	39 sq.m	Y

58. In addition to complying with the nationally described space standards, all flats will have adequate access to daylight and sunlight with all habitable rooms served by at least one window with appropriate outlook. The main outlook for the bedrooms and open plan living areas would be towards the front and rear with views across public realm or towards the other block within Dorwin Court as is the existing relationship.
59. Overall, the proposal would provide a good standard of amenity for future residents with separate outdoor cycle storage space and appropriate waste/recycling facilities. The proposed development is therefore considered to be in accordance with PP27 (c).

Highway Safety

60. Local Plan Policies PP34, PP35 and PP36 of the Local Plan gives a number of requirements that new development should achieve with regards to highway, pedestrian and other sustainable transport matters. Among other aspects, they seek to ensure a satisfactory means of access and provision for parking, servicing and manoeuvring in accordance with adopted standards. The BCP Parking Standards SPD provides further requirements and guidance.
61. The existing development (two blocks) have 8 car parking spaces in total which are situated within the parking area along the northern boundary of the site and accessed from Princess Road. There is vehicular access from the southern boundary of the site off Poole Road, however parking is not provided in this southern section.
62. No additional car parking provision is proposed for the development. The site is within a Zone A location, based on the Parking Zones within the BCP Parking Standards and is considered to be a highly sustainable location, with good access to public transport, services, shops and other facilities. The new BCP Parking Standards SPD stipulates that residential developments with zero car parking provision is supported in Zone A locations.
63. In order to encourage residents to not own vehicles, future residents may be excluded from accessing parking permits for any schemes operated in the area by the Council. The applicant should inform future residents of this potential exclusion.
64. The cycle parking racking system has been removed from the cycle stores and sheffield stands are proposed and would provide cycle parking for 24 bikes in total which would be an overprovision of 4 cycle parking spaces. The existing residents have objected to the scheme as it does not provide cycle parking for the existing residents. As the proposal is for additional flats; there is no justification on requiring that provision is provided for an existing use, however as a result of the reduction in flats; an overprovision of four spaces would be provided and could potentially be utilised by existing occupants within the site.
65. The proposed zero additional parking provision and cycle parking provision would accord with the adopted standards of the Council.

Trees/Landscaping

66. Policy PP27 (1)(b) of the Poole Local Plan November 2018 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. Any scheme that requires the removal of trees should, where appropriate, include replacement trees to mitigate their loss. Policy PP27 (1) (a)(v) and (vi) requires that

development reflects or enhances local patterns of development in terms of landscaping; and visual impact. Paragraph 135 (b) of the NPPF requires decision makers to ensure that developments are; “visually attractive as a result of good architecture, layout and appropriate and effective landscaping”.

67. The proposed development does not alter the footprint of the buildings and remains clear of retained trees. Some minor pruning is required for two trees to achieve clearance from the building and BCP’s Arboricultural Officer has confirmed that this will not be detrimental to the trees or their visual amenity.
68. The submitted arboricultural impact assessment and method statement supports the application and demonstrates how the trees are to be protected during development. A condition is secured to ensure that the development is carried out in accordance with these details.
69. The submitted arboricultural impact assessment and method statement supports the application and demonstrates how the trees are to be protected during development. The arboricultural details do not reflect the omission of the underground bins and the proposed siting of the larger bin store under the T9 Laurel (shrub) where the existing bin store is located. Whilst this shrub provides some visual softening in the streetscene it is not protected by a TPO and given the proposed siting of the bin store its retention would not be viable. The arb officer has confirmed that this tree is not a constraint to the development and no objection would be raised for its removal. However, updated arboricultural information is required to show this tree as being removed to facilitate the development and a condition is attached to address this. The loss of this shrub visually along the rear boundary would result in a loss of the softening to the site and a landscaping scheme is conditioned to ensure that suitable planting is proposed/retained within the site for its visual amenity including the retention of existing positive landscaping features such as the hedge along this northern boundary. The condition for a Landscaping Management Plan will also ensure that the planting around the cycle store is appropriate to enhance the visual amenity within the site as a result of the development in accordance with PP27.

Waste Collection

70. Policy PP27 (1)(g) of the Poole Local Plan requires convenient and practical waste and recycling arrangements to be provided in accordance with relevant standards and that they must be designed to be in keeping with the existing pattern of development in which the street, or part of the street, the site is located.
71. The original proposal included underground bins; however these have been omitted and replaced with two separate bin stores along the side boundaries of the site along the north access/off Princess Road. The bin stores would provide sufficient capacity for the additional dwellings in addition to the existing properties and due to the accessible location from the highway it is considered to be in accordance with the adopted standards of the Council.
72. A condition is attached for the submission and agreement of the bin store details and within this will be the requirement for the openings as set out in the BCP waste officers consultation response.

Flooding/Drainage

73. NPPF paragraph 170 requires development in areas at risk of flooding to be avoided by directing development away from areas at highest risk (whether existing or future). PP38 (3) states that Sustainable Drainage Systems will be required for all major development, unless

the relevant Surface Water Management Plan (SWMP) indicates otherwise or they are demonstrated to be impractical. Proposals should be appropriate to the location and designed to manage surface water run-off in accordance with the appropriate technical standards.

74. The site falls within Flood Zone 1 in accordance with the Environment Agency's (EA) flood map for planning, indicating no mapped tidal or fluvial flood risk. The yearly chance of surface water flooding is 'Very low', increasing to 'Low' between 2040 to 2060.
75. In accordance with the recommendations of the National Planning Policy Framework (NPPF) all development proposals are to be supported by a strategy of surface water management that is both viable & deliverable, and which demonstrates that the proposed development & any adjoining property or infrastructure are not to be placed at increased risk, or worsening.
76. The submitted Surface Water Drainage Report received on 5th February 2025 sets out a scheme for the use of an attenuation tank, however the BCP Flooding officer queries the calculations submitted and therefore conditions are attached to further explore the infiltration options within the site in accordance with Policy PP38 (3) of the Poole Local Plan and the requirements of the NPPF.

Biodiversity

77. 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."
78. 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.
79. 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 was submitted prior to the implementation of BNG.
80. No biodiversity enhancements have been offered as part of the scheme and therefore a condition is attached to ensure that biodiversity enhancement is provided in accordance with PP33.

Sustainability

81. Policy PP37 (1) of the Poole Local Plan identifies that proposals for new residential development must contribute to tackling climate change through their design and materials and they would also be required to meet the latest Building Regulations, therefore achieving a high level of energy efficiency and sustainability. PP37 (2) requires that proposals of 11 or more homes are required to provide a minimum of 20% of their predicted future energy needs from renewable energy sources.
82. The submitted Energy Statement sets out how the development proposes Air Source Heat Pumps (ASHP) and solar panels the flat roofs of the blocks. The development would therefore be capable of delivering a sustainable development through the use of renewable sources and is capable of meeting and exceeding the 20% of its future energy use through renewable energy sources requirement, in accordance with PP37 (2) and a condition is attached to secure this.

Accessibility

83. Policy PP12 (3) requires that schemes of 11 or more flats must provide at least 20% of the development in accordance with Building Regulations Part M4(2). Part M4(2) provides regulations specifically to aid “older people, those with reduced mobility and some wheelchair users”, with the majority of this legislation therefore relating to step free access to dwellings.
84. This development proposes an additional two floors on top of a building which currently does not have the benefit of a lift and nor is a lift proposed as part of the proposal due to the constraints of a nearly 100 year old building.
85. As part of the application process, the flats have reduced in number to ensure that they comply with the space standards; reducing the flats from the existing 6 per floor plate to 5. The Agent confirmed that *“when considering the existing building and the constraints it poses upon our flat layouts, and the size of the extension we are able to add, it isn’t feasible to enable step free access to the proposed new second and third stories within our proposal”*.
86. The Council therefore accepts that the lack of accessible dwellings would not be compliant with PP12 (3), however limited weight is attributed to this in the planning balance due to the acknowledged constraints of the site and the existing housing provision provided in this manner.

CIL compliance/S106 mitigation

87. 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.
88. 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.
89. Natural England have advised that the Council must consider the impact of residential development on any development within 13.8km of the New Forest SPA, SAC and Ramsar site, which is the case for this development. An Appropriate Assessment is carried out, and it is concluded that mitigation will be required. However, there is no strategy in place to secure the mitigation. The Council has concluded that mitigation can be achieved in the form of a Grampian condition.
90. 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.
91. The applicant has agreed to enter into a Section 106 Agreement to secure the relevant contributions towards Dorset Heathlands and Poole Harbour Recreation SAMM mitigation payments. Taking the above into account, subject to the Grampian condition and appropriate

mitigation measures secured by legal agreement, the proposal is not considered to have a harmful impact on protected sites and is compliant with policies.

Other matters

92. The neighbour objections also include the loss of loft space, the impact on the property value, and whether the building is structurally sound. Due to the nature of the proposal there will be civil matters to resolve and the loss of the loft space is not considered a planning matter, nor is the value of the property or neighbouring properties as a result of granting planning permission. The building regulations process will cover whether the building is structurally sound for this development.

Summary

- The proposed development would respect the appearance of the existing building on the site, the mixed character of the site and the varying architectural forms and materials in the immediate vicinity.
- The proposal would provide an additional 20, one-bedroom flats in an accessible location.
- The proposal would provide a financial contribution of £109, 608 towards Affordable Housing and this will be secured by a Section 106 Agreement.
- The proposal would not result in harm to protected trees within the vicinity and would retain the mature vegetation/tree screen to the southern boundary.
- The development will provide no additional car parking provision in accordance with the adopted Parking Standards SPD.
- The development will provide cycle parking provision in accordance with the adopted Parking Standards SPD.
- The proposal will provide sufficient bin storage for the development and conditions are attached for the submission and agreement of the bin store details.
- The development would not provide 20% accessible dwellings contrary to PP12 (3)
- The proposal would provide flats that comply with the National Space Standards for one bedroom, one person.
- The SAMMs mitigation payments towards Dorset Heathlands and Poole Harbour Recreation will be secured through a Section 106 Agreement.
- A condition is attached to address the New Forest SAMMs mitigation.

Planning Balance / Conclusion

93. The additional floors to provide 20 additional homes in a sustainable location would not detract from the character of the area or the visual amenities of the site due to the proposed design of the development respecting the character of the existing building and those of neighbouring buildings. The resultant height of the building will not exceed neighbouring blocks of flats and the layout has been designed to ensure that it would not result in the loss of privacy or amenity to existing occupants or neighbours.
94. The Council does not have a 5 year housing land supply, and therefore the provision of 20 new homes has significant weight in the planning balance.
95. Having regard to the negative impacts of the scheme to include the lack of accessible apartments proposed and the impact of the scheme on the existing occupants by way of inconvenience, these would not outweigh the benefits of providing 20 additional homes in a sustainable location, enhancing the visual impact of the site through landscaping and biodiversity enhancements, delivering policy compliant renewable energy and an affordable housing contribution of £109,608.

96. In conclusion, the proposal would therefore achieve the economic, social and environmental objectives of sustainable development, compliant with local plan policies and the provisions of the NPPF and is recommended for approval subject to conditions.

Recommendation

97. It is recommended that the Committee provides power to the Head of Planning (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 **Grant planning permission** subject to completion of s106 agreement as suggested in the officer report.
98. A deed pursuant to section 106 Town and Country Planning Act 1990 (as amended) securing the terms below with power delegated to agree specific wording provided such wording in the opinion of the Head of Planning (or other relevant officer) does not result in a reduction in the terms identified:

Heads of Terms;

- To secure £109,608 Affordable Housing Contribution
 - To secure £7,200 Heathlands SAMMs Contribution (plus admin fee)
 - To secure £2,580 Poole Harbour SAMMs Contribution (plus admin fee)
99. The conditions as set out below (and any amendments to those conditions as deemed necessary).

Conditions

1. The development to which this permission relates shall 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 the provisions of Section 91 of the Town and Country Planning Act 1990 and amended by Section 51(1) of the Planning and Compulsory Purchase Act 2004.

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

Proposed Location & Block Plan - Drg No. 01.A received 26/04/2024
Topographical Survey and Site Plan - Drg No. 02.C received 19/06/2025
Proposed Plans 01 - Drg No. 08.B received 20/05/2024
Proposed Plans 02 - Drg No. 09.B received 20/05/2024
Proposed Roof Plan – Drg No. 10.B received 26/04/2024
Proposed Elevations 01 - Drg No. 11.B received 20/05/2024
Proposed Elevations 02 - Drg No. 12.B received 20/05/2024
Proposed Elevations 03 - Drg No. 13.B received 20/05/2024
Proposed Streetscenes - Drg No. 14.B received 20/05/2024
Proposed Cycle Store - Drg No. 15.B received 26/04/2024

Reason -

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

3. Tree Protection Plan

No part of the development hereby permitted shall be commenced, including any site clearance, the digging of any trenches and the bringing on to the application site of any equipment, materials and machinery for use in connection with the implementation of the development, unless a revised Arboricultural Impact Assessment and Method Statement is submitted and approved in writing by the Local Planning Authority to confirm the following details:

(a) The location, size and materials of all barriers and ground protection measures that will be provided for trees that are to be retained on site together with the location of all such retained trees; and

(b) A timetable for the provision of the specified measures, all in accordance with BS5837:2012 "Trees in relation to design, demolition and construction - Recommendations" (or an equivalent British Standard if replaced) have first been submitted to and approved in writing by the local planning authority ("the Approved Tree Protection Measures"). The development shall only be carried out in accordance with the Approved Tree Protection Measures and all the approved barriers and measures shall be retained until both the development has been completed and all equipment, machinery and surplus materials relating to the construction of the development has been removed from the site, unless an alternative time is provided for in the approved details.

Until such time as the Approved Tree Protection Measures have all been removed, nothing shall be stored or placed in any area secured by any part of the Tree Protection Measures nor shall the ground levels within those areas be altered or any excavation made without the written consent of the local planning authority.

Reason: To ensure that retained trees and their rooting environments are afforded adequate physical protection and this is a pre-commencement condition to prevent any harm being caused to those trees that might result from any other work being carried out in relation to the development.

4. Surface Water Management Plan

No development (including demolition) shall take place until detailed proposals for management of surface water (including provision of final and substantiated drainage designs), which strictly accord with an updated and approved flood risk assessment and drainage strategy (C3297_101 & 102), that has been submitted to and approved in writing by the local planning authority. The scheme shall exploit the use of infiltration where feasible, and the calculation of existing runoff rate shall use methodology stated in the SUDS Manual (C753) section 24.5. The surface water scheme must be completed in accordance with the approved details and fully functional, prior to occupation of the development.

Reason - To prevent the increased risk of flooding and to protect available receiving systems.

5. Construction and Environmental Management Plan

(a) No part of the development (including any demolition of the roof) hereby permitted shall be commenced unless a Demolition and Construction Environmental Management Plan ("DCEMP") has first been submitted to and approved in writing by the local planning authority. The DCEMP shall in particular include:

(i) The qualifications and experience of the person(s) who undertook the plan sufficient to demonstrate their competence; and

(ii) a dust emissions management plan that identifies the steps and procedures which will be implemented to control the creation and impact of dust resulting from the demolition, site preparation, groundwork and construction phases of the development; and

(iii) A construction environmental management plan that identifies the steps and procedures which will be implemented to minimise the creation and impact of noise, vibration and any other emissions, potential ground and/or water pollution resulting from the demolition, site preparation, groundwork and construction phases of the development; and

(iv) A construction logistics plan that identifies the steps which will be taken to minimise the impacts of all vehicles (including construction, delivery and waste transport) entering or leaving the site and parking on or off the site; and

(v)[Twenty four hour] contact details by which the local planning authority can provide notice of any potential issue arising in relation to any plan approved for the purposes of this condition ("the Emission Contact")].

Subject to paragraph (b) below, the development [including demolition] shall only be [demolished and] constructed in accordance with the approved DCEMP and the approved DCEMP shall at all times be accorded with.

(b) In the event of the local planning authority receiving a complaint or other notification of a possible escape from the application site, of any emission or other matter to which any of the plans approved for the purposes of this condition relates during any [demolition or] construction associated with the development, that might adversely affect any residential property (including any actual or potential occupier) or any other sensitive receptor, then within [one] hour (or such longer period as the local planning authority may otherwise agree) from the local planning authority providing notice of the potential escape to the Emission Contact or directly to any person on the application site (whichever is the sooner), no [demolition or] construction shall thereafter take place on any part of the application site (or as otherwise may be agreed in writing by the local planning authority) unless either:

(i) A revised plan that takes account of the escape has been submitted to and approved in writing by the local planning authority in which event thereafter the development shall only be [demolished and] constructed in accordance with that revised plan together with all the other plans approved for the purpose of this condition; or

(ii) The local planning authority has confirmed in writing that [demolition and] construction can continue in accordance with the last approved plans.

Reason: To ensure the development does not create local environmental impacts and pollution during the implementation of the development and this is a pre-commencement condition to ensure adequate development management plans are in place at the outset.

6. Biodiversity enhancement

No part of the development hereby permitted shall be constructed above second floor level unless full details of all biodiversity enhancement measures have first been submitted to and approved in writing by the local planning authority. The full details shall in particular include technical specifications, the number, location and siting of:

- bird and bat boxes to be built into the development;
- swift bricks and bee bricks (or reasonable equivalent) to be built into external elevations

No part of the development shall be occupied or otherwise brought into use unless the approved enhancements have been fully provided as approved and thereafter those mitigations and enhancements shall at all times be retained and maintained in such a condition as to enable them to continue to fully function for their intended purpose(s).

Reason: To ensure clarity on the extent of identified required biodiversity measures and in the interest of helping conserve and enhance the biodiversity and habitats in the locality.

7. Renewables

No part of the development hereby permitted shall be commenced unless measures to secure that a minimum of 20% of the predicted future energy use of the residential development [including any associated communal parts] hereby permitted will be from on-site renewable sources have first been submitted to and approved in writing by the local planning authority. Such details shall include identification of [responsibility and] arrangements for the future maintenance of such measures. No part of [the development/any residential unit/any of the residential units] hereby permitted shall be occupied unless all the approved measures have been fully carried out as approved and thereafter such measures shall at all times be retained and maintained in accordance with the approved details.

Reason: In the interests of delivering a sustainable scheme, reducing carbon emissions and reducing reliance on centralised energy supply and this is a pre-commencement condition in recognition that some measures may relate to works that need to be carried out at an early stage.

8. No part of the development hereby permitted shall be occupied unless the windows within the side elevations of the proposed staircores and the windows on the south eastern side elevation [facing Eaglehurst] as shown on the approved plans have first been fitted with obscured glazing which conforms with or exceeds Pilkington Texture Glass Privacy Level 3 (or an equivalent level in any replacement standard) and every such window is either a fixed light or hung in such a way as to ensure [that the full benefit of the obscured glazing in inhibiting overlooking is at all time maintained]. Every obscured glazed window shall thereafter at all times be retained in a manner that fully accords with the specifications of this condition.

[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 windows, dormer windows or doors other than those expressly authorised by this permission shall be constructed [on any part of the application site/development hereby permitted]].

Reason: To preserve the amenity and privacy of the adjoining property.

9. Landscape Management Plan

No part of the development hereby permitted shall be occupied unless a landscape management plan that includes long term design objectives, management responsibilities and maintenance schedules (including replacement of dead or dying plants) for all landscape areas as shown on approved site plan and including the retention of the hedge along the northern boundary, together with a time period for the operation of the plan [not being less than 5 years from the date of first landscape planting] has first been submitted to and approved in writing by the local planning authority. The landscape management plan shall thereafter be carried out as approved.

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

10. Bin stores

No part of the development hereby permitted shall be used/occupied until the details (specification, design, materials) of the bin stores have been submitted and agreed in writing by the Local Planning Authority and the bin stores have been implemented in accordance with the approved details.

At all times thereafter:

(a) The bin stores shall be retained, not used for any purpose other than the storage of refuse and recyclable materials and kept available for use by all residents of the development/property known as Dorwin Court;

(b) No refuse and recyclable materials associated with the development/property known as Dorwin Court shall be stored other than in the approved stores; and

(c) No refuse or recycling materials from the development/property known as Dorwin Court shall be stored or placed for collection on the public highway including any associated pavement except on the day of collection.

Reason: To ensure the safe collection of refuse, minimise potential adverse impact on the local highway network and its users and to preserve visual amenities.

11. No part of the development hereby permitted shall be occupied/used unless the bicycle parking facilities have first been fully constructed and laid out in accordance with the approved plans. Thereafter, the approved 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 shall at all times remain so available.

Reason: In the interests of promoting alternative sustainable modes of transport.

12. Prior to occupation, maintenance and management of the Surface Water Management scheme required via condition (1) must be submitted to and approved in writing by the local planning authority. The scheme shall thereafter be managed and maintained in accordance with the approved details. These should include a plan for the lifetime of the development, the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the surface water drainage scheme throughout its lifetime.

Reason - To ensure future maintenance of the surface water drainage system, and to prevent the increased risk of flooding.

13. Prior to the first occupation of the dwellings hereby approved, a detailed strategy for the mitigation of the adverse effects arising from the development on the New Forest SAC, New Forest SPA and New Forest Ramsar site shall be submitted to and approved in writing by the local planning authority. The strategy as approved shall be carried out before any residential unit hereby permitted is first occupied.

Reason: To ensure that the development does not lead to increased recreational pressure and associated adverse effects on New Forest SAC, New Forest SPA and New Forest Ramsar site.

14. The development hereby permitted shall only be constructed of exterior wall and fenestration materials to match the existing building.

Reason: To safeguard the visual amenities of the locality.

15. Noise limitations

The rating level of combined sound emitted from all ASHP's associated with the development hereby approved shall not exceed 30dB(A) at nearby residential properties.

Reason: To protect the amenities of nearby residents and comply with policy PP27 of the Poole Local Plan (2018).

16. Notwithstanding any provision in the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that order with or without modification) any new or replacement hard surfaced area(s) [on any part of the application site] shall:

(a) Where there is a risk of ground water contamination, not be made of porous materials; and

(b) In all other cases, either be made of porous materials, or provision shall be made to direct run-off from the hard surface to a permeable or porous area or surface within the curtilage of the development hereby permitted.

Reason: To provide satisfactory drainage for the development.

Informatives

1. The applicant needs to be aware that the Community Infrastructure Levy (CIL) will be applied to this development. The Council will shortly be issuing a CIL Liability Notice following the grant of this permission which will provide information on the applicant's obligations.
2. This grant of permission is to be read in conjunction with the Legal Agreement dated [TBC] entered into between BCP Council and [TBC].
3. The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition ("the biodiversity gain condition") that development may not begin unless: (a) a Biodiversity Gain Plan has been submitted to the planning authority, and (b) the planning authority has approved the plan. The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission would be Bournemouth, Christchurch and Poole Council. There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are listed in paragraph 17 of Schedule 7A of the Town and Country Planning Act 1990 and the Biodiversity Gain Requirements (Exemptions) Regulations 2024.
Based on the information available this permission does not require the approval of a biodiversity gain plan before development is begun because the application predates the implementation of BNG.
4. Detailed drainage proposals may typically include:
Detailed drainage network layout

2. Manhole schedule
3. Construction details for drainage elements
4. Construction details for SUDS elements
5. Hydraulic modelling calculations
6. Exceedance flow routes (including proposed ground levels)

Drainage maintenance and management information may typically include:

1. Drainage ownership/responsibility layout
 2. Maintenance schedules
 3. Maintenance agreements
 4. Adoption agreements
 5. Schedules for replacement of drainage components (where design life is less than the lifetime of the proposed development)
 6. Operations and maintenance manuals
5. In accordance with paragraph 39 of the revised NPPF the Council, as Local Planning Authority, takes a positive, creative and proactive approach to development proposals focused on solutions. The Council works with applicants/agents in a positive and proactive manner by offering a pre-application advice service, and as appropriate updating applicants/agents of any issues that may arise in the processing of their application and where possible suggesting solutions. In this instance: The applicant/agent was updated of any issues after the initial site visit and the applicant was provided with the opportunity to address issues identified by the case officer and the application is recommended for approval.

Background Documents:

APP/23/010151/F

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: Shelley Edwards

Date: 02/07/2025