

Planning Committee

Application Address	31 Springfield Crescent, Poole, BH14 0LL
Proposal	Prior Approval for the Removal of the existing roof and associated dormers. Construction of new first floor and roof with pitch and form to match existing (no dormers).
Application Number	P/25/01014/PNHAS
Applicant	Mr Jackson
Agent	Union Architecture
Ward and Ward Member(s)	Parkstone Cllr E Harman Cllr C Goodall
Report Status	Public
Meeting Date	17 th July 2025
Summary of Recommendation	Grant in accordance with the details set out below for the reasons as set out in the report subject to conditions
Reason for Referral to Planning Committee	Called in at the discretion of the head of planning services.
Case Officer	Sophia Dykes
Is the proposal EIA Development?	No

Description of Proposal

1. This prior approval application is presented for determination by the Planning Committee, as agreed by the Head of Planning Operations, as parts of the scheme subject to Prior Approval (and therefore consideration) are materially similar to that of APP/25/00041/F, overturned by the Planning Committee on the 3rd April 2025. It is materially similar in term of its footprint and window positions, and as such for consistency, the item is before members for consideration.
2. This is a Prior Approval for:

The removal of the existing roof and associated dormers;
The construction of new first floor and roof with pitch and form to match existing (no dormers).

3. This application is to ascertain whether the enlargement of the dwellinghouse by the erection of one additional storey is acceptable in relation to Prior Notification Regulations as set out in

Schedule 2 Part 1 Class AA of the Town and Country Planning (General Permitted Development) (England) Order 2015 as Amended.

4. Prior Approval applications are different from applications for full planning permission as they only allow the consideration of specific matters explicitly set out within the relevant Class of the General Permitted Development Order.

Description of Site and Surroundings

5. In the Parkstone ward, the application site is situated on the eastern side of Springfield Crescent and is occupied by a detached chalet bungalow with a lean-to single storey side extension. To the rear of the dwelling is a modest sized garden with a swimming pool and detached garage accessed from Dansie Close.
6. The existing dwellinghouse is finished in painted render with white and brown uPVC fenestration. The existing dwelling has various roof forms including lean-to and hipped, with dormers to the front and rear/side elevations. The roof is finished in concrete tiles.
7. There is a driveway to the front of the dwellinghouse providing parking for at least two vehicles which is enclosed by a low-brick wall and vegetation. There is also a detached garage in the rear garden providing parking for one vehicle.
8. The topography of Springfield Crescent slopes downhill to the south-west whereby properties to the north of the site are at a higher level. Those to the south are at a lower level.
9. The character of the area is residential with the street scene of Springfield Crescent consisting of detached houses, bungalows and chalet style bungalows of varying scale and design. It is noted that there have been several modern alterations in recent years throughout the street scene with the character of the area clearly evolving.

Relevant Planning History

10. An earlier scheme was refused under delegated powers. Ref: APP/24/00859/F - For the demolition of the existing conservatory, removal of the existing roof. Addition of new first floor with partial flat and pitched roof and re-elevation of existing building with internal remodelling. This was refused for the following reasons:
 - a. The proposed scheme would fail to respect and relate to the existing building and local patterns of development, and would not preserve or enhance the character and appearance of the street scene of Springfield Crescent and Dansie Close by virtue of its overall design and appearance, and as such it would fail to comply with the provisions of Policy PP27 of the Poole Local Plan (November 2018).
 - b. The proposed scheme would have a materially harmful impact upon the privacy and amenities of the occupants of the neighbouring properties by means of overlooking, and therefore would be contrary to the provisions of Policy PP27 of the Poole Local Plan (November 2018).
11. Ref: APP/25/00041/F - Demolition of existing conservatory. Removal of existing roof. Addition of new first floor with pitched roof. Re-modelling of existing building to include fenestration and internal changes.

This scheme was determined at the Western Planning Committee on the 3rd of April. Members resolved to refuse the planning application against the officer's recommendation. For the following reasons:

- a. The proposed scheme as a result of its significant massing and height would fail to respect and relate to the existing building and local patterns of development, and would not preserve or enhance the character and appearance of the street scene of Springfield Crescent and Dansie Close by virtue of its overall design and appearance, and as such it would fail to comply with the provisions of Policy PP27 of the Poole Local Plan.
- b. The proposed scheme would have a materially harmful impact upon the privacy and amenities of the occupants of the neighbouring properties by means of overbearing and overlooking due to the height and proximity to the neighbouring property, and therefore would be contrary to the provisions of Policy PP27 of the Poole Local Plan.

Constraints

12. TPO Area (Number 7).

Public Sector Equalities Duty

13. 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

14. With regard to sections 28G and 28I (where relevant) of the Wildlife and Countryside Act 1981, to the extent consistent with the proper exercise of the function of determining this application and that this application is likely to affect the flora, fauna or geological or physiographical features by reason of which a site is of special scientific interest, the duty to take reasonable steps to further the conservation and enhancement of the flora, fauna or geological or physiographical features by reason of which the site is of special scientific interest.
15. 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".
16. 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

- None

Representations

17. A letter of notification for prior approval was sent to neighbours on the 22nd of April with a date of expiry for comments 15th May.
18. 8 representations have been received, objecting to the proposal on the following grounds:

- The proposal would be overbearing
 - Reduced light and privacy for neighbouring properties
 - Design is out of character with the surrounding area
 - Does not comply with the regulations
 - Concerns regarding increase in height
 - Concerns regarding internal living arrangements
19. Class AA of the GPDO does not permit officers to consider the quality of the living accommodation provided.

Key Issues

20. The principal issues for consideration in this case relate to whether the proposed development meets the limitations and conditions under Class AA, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) (Amendment) Order 2023, and whether the prior approval of the Local Planning Authority is required as to:
- 21. Impact on the amenity of any adjoining premises including overlooking, privacy and the loss of light;
 - 22. The external appearance of the dwellinghouse, including the design and architectural features of—
 - (aa) the principal elevation of the dwellinghouse, and
 - (bb) any side elevation of the dwellinghouse that fronts a highway;
 - Air traffic and defence asset impacts of the development; and
 - Whether, as a result of the siting of the dwellinghouse, the development will impact on a protected view identified in the Directions Relating to Protected Vistas dated 15th March 2012(3) issued by the Secretary of State;
23. These issues will be considered along with other matters relevant to this proposal below.

Policy context

24. National Planning Policy Framework (as amended)
25. Town and Country Planning (General Permitted Development) (England) (Amendment) Order 2015 (as amended)

Permitted Development Assessment

26. The Assessment starts with whether the proposal falls within the criteria for Permitted Development, in this instance AA1. A – K, of Schedule 2 Part 1 Class AA of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended.
27. The proposal would also comply with the requirements of AA.3.1, according with the procedure for applications for prior approval; and would comply with the conditions specified within AA12.2). The assessment of this is set out in Appendix 1.
28. AA.2. 3 requires determination to whether prior approval is required. It is considered prior Approval of the Local Planning Authority is required for this development. This is for consideration at this committee.

Prior Approval

Impact on the amenity of any adjoining premises including overlooking, privacy and the loss of light;

29. With regards to residential amenity, the properties that may be affected by the proposed development are those to the side at No. 29 and No. 33 Springfield Crescent. Due to the positioning of dwellings to the rear of the application site on Dansie Close, which wrap around the site to the south-east, No's. 1, 2, 3/3a Dansie close are also considered to be impacted by the proposal.

30. This proposal is materially similar to that overturned at the planning committee of the 3rd of April 2025 in terms of the footprint and window positions, whereby members found the proposal to be harmful, contrary to the officers recommendation. For clarity, the reason for refusal agreed by members is set out below;

The proposed scheme would have a materially harmful impact upon the privacy and amenities of the occupants of the neighbouring properties by means of overbearing and overlooking due to the height and proximity to the neighbouring property, and therefore would be contrary to the provisions of Policy PP27 of the Poole Local Plan.

31. Figure 1 below shows the current proposal and Figure 2 the proposal that was overturned at planning committee of the APP/24/00859/F. The fundamental differences are the removal of any windows (obscure glazed or not) towards No. 29, along with changes to the roof form, with a taller roof and lower eaves than the scheme overturned at committee.



Figure 1 The proposal subject to this Prior Approval Application



Figure 2 Proposed (APP/24/00859/F) overturned at planning committee of the 3rd April 2025

32. The officer's assessment of the current proposal with regards to the impact on residential amenity, is set out below.
33. No windows are proposed on the side elevations of the new floor (towards the adjoining neighbours). The proposal would introduce first floor windows to the rear of the property. The first-floor windows closest to No. 33 would allow overlooking into the rear gardens of neighbouring properties, however, this overlooking is existing from the dormer windows and is not considered to give rise to unacceptable harm to privacy given the existing situation. The first-floor windows closest to No. 29 would have outlook over the application sites rear garden and would be afforded views into neighbouring gardens at No. 29 Springfield Crescent and No. 3A Dansie Close. Overlooking to 3A Dansie Close is existing from the current dormer windows and therefore it is not considered that the first-floor windows would give rise to unacceptable privacy concerns. Overlooking into rear gardens is mutual in the area and is to be expected in urban areas. The proposal is therefore considered acceptable from an overlooking/privacy perspective.
34. The increase in the roof's eaves and height would be highly visible from the side elevation of No. 33 Springfield Crescent. The existing separation distance between the properties is c.4 metres (excluding No. 33's garage) and there is a drop in topography where No. 33 sits at a lower level than the application site. The outlook from the windows on the north-east elevation of No. 33 facing the application site would be altered at first-floor level (from the roof lights). However, the habitable rooms at first-floor level have secondary outlooks to the east and south. Therefore it is not considered the outlook of No. 33 will be materially harmed nor would the proposal appear overbearing from these windows. Considering No. 33 is located to the south-west of the application site, there would not be a material increase to overshadowing which would differ greatly from the existing situation. Whilst there would be a minor increase, the windows on the side elevation of No. 33 do not serve habitable rooms and/or have secondary outlooks. Therefore the proposal would not result in harmful loss of light to No. 33.

35. Similarly, for No. 29 Springfield Crescent, the proposal would not materially harm the outlook of this neighbour as the windows serving the south elevation have existing outlook onto the side elevation of the application site, which will remain unchanged. The proposal would not appear overbearing given the existing separation distance and No. 29 being situated at a higher level, therefore reducing the impact of the application site increasing in one storey. Due to the orientation of No. 29 to the north of the application site, there would be a slight increase in shadowing onto the side elevation of No. 29 due to the increase in storey. However, this would be over the roof of No. 29 where there are no rooflights, and therefore the proposal would not give rise to unacceptable overshadowing to this neighbour.
36. Due to the assessment above, there would be no demonstrable harmful overlooking, loss of privacy, or loss of light. Therefore, the proposal would comply with policy PP27 of the Poole Local Plan.

The external appearance of the dwellinghouse, including the design and architectural features of

(aa) the principal elevation of the dwellinghouse, and

(bb) any side elevation of the dwellinghouse that fronts a highway;

37. The additional floor would reflect the design, architectural features and materials of the existing dwelling. There would be no alteration to the footprint of the original house. As such the proposal would relate well to the host building such that would respect the character and design of the existing dwellinghouse.
38. In comparison to recent refusals on the site concerning harm to the character and appearance of the area (APP/25/00041/F and APP/24/00859/F) due to the design of the proposals, this application puts forward a design that better reflects the existing character of the dwellinghouse through the use of matching materials and the same roof form. Previous refusals proposed a more modern design with alterations to the roof form. As such it is considered the proposed external appearance of the dwelling would reflect the character of the area.

(iii) air traffic and defence asset impacts of the development;

39. The proposals do not conflict with safeguarding criteria.

(iv) whether, as a result of the siting of the dwellinghouse, the development will impact on a protected view identified in the Directions Relating to Protected Vistas dated 15th March 2012 issued by the Secretary of State;

40. The development would not impact on a protected view identified in the Directions relating to Protected Vistas.

Other considerations

41. The 8 representations are acknowledged and have been taken into account in the assessment of the application. The procedures of the Prior Approval do not allow consideration of the impact upon internal living arrangements.
42. It is noted from a neighbour representation that a daylight survey has been submitted. Notwithstanding the assessment set out within this report, the survey demonstrates a minor increase in shadowing to No. 33 Springfield Crescent, mostly over the front garden/side access. For the reasons set out above, this is not considered to be harmful to

the amenity of this neighbour. The survey also indicates an increase in shadowing towards No. 29 and its roof in the winter months. Due to the assessment within this report, this is not considered harmful to the amenity of this neighbour.

Conclusion

43. The proposed works are permitted development. Prior Approval is therefore required and should be granted, subject to conditions.

Conditions

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

Location Plans, Proposed Plans and Elevations (24-117 02) received 17/04/25

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

2. In accordance with 3(b) of AA.2 Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) (Amendment) Order 2023:

before beginning the development, the developer must provide the local planning authority with a report for the management of the construction of the development, which sets out the proposed development hours of operation and how any adverse impact of noise, dust, vibration and traffic on adjoining owners or occupiers will be mitigated;

the development must be completed within a period of 3 years starting with the date prior approval is granted;

44. the developer must notify the local planning authority of the completion of the development as soon as reasonably practicable after completion; and

45. that notification must be in writing and include—

46. the name of the developer;

47. the address of the dwellinghouse; and

48. the date of completion.

3. The materials to be used for the external wall and roof shall be similar in colour and texture as the existing building.

Reason - To ensure a satisfactory visual relationship of the new development and that existing.

Informatives:

1. In accordance with paragraph 39 of the revised NPPF the Council, the 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 application was acceptable as submitted and no further assistance was required.

APPENDIX 1

49. Class AA - enlargement of a dwellinghouse by construction of additional storeys allows the erection of additional stories above a dwellinghouse. It is subject to certain criteria before consideration of whether Prior Approval is required, and of the content of prior approval.

AA. The enlargement of a dwellinghouse consisting of the construction of—

(a) up to two additional storeys, where the existing dwellinghouse consists of two or more storeys; or

(b) one additional storey, where the existing dwellinghouse consists of one storey, immediately above the topmost storey of the dwellinghouse, together with any engineering operations reasonably necessary for the purpose of that construction.

AA.1. Development is not permitted by Class AA if—

a) Permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class M, N, O, P, PA or Q of Part 3 of this Schedule (changes of use);

b) The dwellinghouse is located on—

i) article 2(3) land; or

ii) a site of special scientific interest;

c) The dwellinghouse was constructed before 1st July 1948 or after 28th October 2018;

d) The existing dwellinghouse has been enlarged by the addition of one or more storeys above the original dwellinghouse, whether in reliance on the permission granted by Class AA or otherwise;

(e) Following the development the height of the highest part of the roof of the dwellinghouse would exceed 18 metres;

50. The dwelling house was not granted by virtue of any permitted development right; the site is not located with a SSSI or Article 2(3) land; The house was built following grant of planning permission in 1956.

51. It is noted from objections that concern has been raised that the dwelling has been enlarged by the addition of one storey due to the roof accommodation afforded from the dormer windows. However, the interpretations of Class AA make clear that roof accommodation is not a 'storey' for the purposes of the Class. As such, the dwelling is considered to be one storey and has not been enlarged by the addition of storeys. The height of the building would be 9.41m, below this limit of d).

(f) Following the development the height of the highest part of the roof of the dwellinghouse would exceed the height of the highest part of the roof of the existing dwellinghouse by more than—

(i) 3.5 metres, where the existing dwellinghouse consists of one storey; or

(ii) 7 metres, where the existing dwellinghouse consists of more than one storey;

(g) The dwellinghouse is not detached and following the development the height of the highest part of its roof would exceed by more than 3.5 metres—

(i) In the case of a semi-detached house, the height of the highest part of the roof of the building with which it shares a party wall (or, as the case may be, which has a main wall adjoining its main wall); or

(ii) In the case of a terrace house, the height of the highest part of the roof of every other building in the row in which it is situated;

52. The height of the building will increase by 2.958 metres, less than 3.5 metres than the existing height, complying with f). The house is not a terrace, but is detached, complying with g).

(h) The floor to ceiling height of any additional storey, measured internally, would exceed the lower of—

(i) 3 metres; or

(ii) The floor to ceiling height, measured internally, of any storey of the principal part of the existing dwellinghouse;

(i) Any additional storey is constructed other than on the principal part of the dwellinghouse;

(j) The development would include the provision of visible support structures on or attached to the exterior of the dwellinghouse upon completion of the development; or

(k) The development would include any engineering operations other than works within the curtilage of the dwellinghouse to strengthen its existing walls or existing foundations.

53. The floor to ceiling height would be 2.4 metres, and the existing storey is 2.45 meters, complying with H). The proposal would also not conflict with I or J. The application form clarifies that the proposal would not require any engineering operations other than works within the curtilage of the development to strengthen its existing walls or existing foundations, complying with K).

54. Development Permitted by Class AA is subject to a number of conditions, set out in paragraphs 2) of Class AA.2 .

55. The conditions in sub-paragraph 2) are as follows—

(a) The materials used in any exterior work must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse;

(b) The development must not include a window in any wall or roof slope forming a side elevation of the dwelling house;

(c) The roof pitch of the principal part of the dwellinghouse following the development must be the same as the roof pitch of the existing dwellinghouse; and

(d) Following the development, the dwellinghouse must be used as a dwellinghouse within the meaning of Class C3 of the Schedule to the Use Classes Order and for no other purpose, except to the extent that the other purpose is ancillary to the primary use as a dwellinghouse.

56. The proposal would comply with the above conditions.

57. The conditions in sub-paragraph 3) are as follows;

(b) Before beginning the development, the developer must provide the local planning authority with a report for the management of the construction of the development, which sets out the proposed development hours of operation and how any adverse impact of noise, dust, vibration and traffic on adjoining owners or occupiers will be mitigated;

(c) The development must be completed within a period of 3 years starting with the date prior approval is granted;

(d) The developer must notify the local planning authority of the completion of the development as soon as reasonably practicable after completion; and

(e) That notification must be in writing and include—

(i) The name of the developer;

(ii) The address of the dwellinghouse; and

(iii) The date of completion.

(c) The development must be completed within a period of 3 years starting with the date prior approval is granted;

(d) The developer must notify the local planning authority of the completion of the development as soon as reasonably practicable after completion; and

(e) That notification must be in writing and include—

(i) The name of the developer;

(ii) The address of the dwellinghouse; and

(iii) The date of completion.

58. The applicant has not supplied the local planning authority with a report for the management of the construction of the development, however, this can be conditioned to be submitted prior to commencement of development on site. All other matters can be conditioned.