



Planning Committee

Application Address	310 Sandbanks Road, Poole, BH14 8HZ
Proposal	Sever plot and erect a detached dwelling with associated access, parking and landscaping works.
Application Number	P/25/00183/FUL
Applicant	Mr S Freeman
Agent	Mr Matt Annen
Ward and Ward Member(s)	Canford Cliffs Councillor John Challinor and Councillor Gavin Wright
Report Status	Public
Meeting Date	15 September 2025
Summary of Recommendation	Grant in accordance with the details set out below for the reasons as set out in the report.
Reason for Referral to Planning Committee	<p>Call-in by Cllr Gavin Wright</p> <p>The design of the proposed dwelling is inconsistent with the character of the surrounding area, resulting in a bulky, visually dominant form that disrupts the established rhythm of gaps between buildings and detracts from the open, verdant nature of the locality.</p>
Case Officer	Carolyn Goddard
Is the proposal EIA Development?	No

Description of Proposal

1. Planning permission is sought to sever plot and erect a detached dwelling with associated access, parking and landscaping works.

Description of Site and Surroundings

2. The application site extends between Sandbanks Road and Dorset Lake Avenue and has frontages to both. It is occupied by a detached two-storey dwelling located towards Sandbanks Road. The house is traditional in character. It has a tile clad pitched roof with a large dormer in the rear roof

slope. To the rear of the site there is a single storey detached garage. There is a close boarded fence to the front and rear gardens. There is vehicular access to the site from both Sandbanks Road and Dorset Lake Avenue.

3. The area is predominately residential. Sandbanks Road is a mixture of detached houses and flats, some of which are visible from Dorset Lake Avenue. The west side of Dorset Lake Avenue consists of detached houses whilst the east side comprises the rear aspects of homes fronting Sandbanks Road, although there have been a number of permissions to sub-divide the plots to form new homes fronting Dorset Lake Avenue.
4. The area is going through a process of renewal with many of the original houses being demolished and replaced, which has resulted in variety in the design of the buildings.
5. Close to the site to the north is the Lilliput Local centre, consisting of a mix of commercial uses on the ground floor with flats above.

Relevant Planning History:

The subject site.

6. 2018: General re-modelling and upgrading to 310 Sandbanks Road, Lilliput, including creation of new Loft Room and walkout balcony and fenestration/window changes. Retrospective. (APP/18/00291/F) Approved.
7. 2017: Creation of new vehicular access to property off sandbanks Road, including formation of dropped kerb. (APP/17/01888/F). Approved.
8. **308 Sandbanks Road**
2015: Subdivision and erection of a detached dwelling with integral garage and associated access and parking. (APP/15/00985/F) Approved. The property address of the new dwelling is 13 Dorset Lake Avenue.
9. **3 Dorset Lake Avenue**
2015: Erect 4 detached houses (involving demolition of the existing house). (APP/15/01548/F). Approved.
10. **304 Sandbanks Road**
2012: Demolish existing house and erect a 3/4 storey block of 3 apartments and a 2-storey detached dwelling (total 4) with integral garages, associated parking spaces and formation of access to Sandbanks Road and Dorset Lake Avenue. Refused but appeal allowed in March 2013 (APP/12/00869/F).
11. **302-304 Sandbanks Road**
2015: Demolish existing buildings and erection of 6 detached dwellings and parking. (APP/15/01491/F). Approved.

12. 314 Sandbanks Road.

2013: Demolish existing dwelling and erect 2 houses. Approved 16/08/2013
(APP/13/00472/F)

13. 9 Dorset Lake Avenue, 304a Sandbanks Road, r/o 306 Sandbanks Road.

2014: New dwelling. (APP/15/01491/F). Approved.

Constraints

14. None.

Public Sector Equalities Duty

15. 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

16. In accordance with regulation 9(3) of the Conservation of Habitats and Species Regulations 2017 (as amended) ("the Habitat Regulations), for the purposes of this application, appropriate regard has been had to the relevant Directives (as defined in the Habitats Regulations) in so far as they may be affected by the determination.

Consultations

- 17. BCP Highways – supports the proposal subject to conditions
- 18. BCP Trees – no objections subject to conditions
- 19. BCP Environmental Health – no objection subject to a condition for a watching brief for contamination
- 20. BCP Waste – no comments provided

Representations

21. Site notices were posted outside the site with an expiry date for consultation of 14 April 2025. 9 Objections have been received including from the Society of Poole and Dorset Lake Community. The reasons for the objections are summarised as follows:

- Unduly bulky and visually dominant
- Full width built form results in insufficient gaps between buildings
- Design and materials not in keeping
- Cramped plot layout

- Small external amenity space
- Lack of soft landscaping
- Potential for loss of privacy through permitted development changes (windows) in the future
- Loss of privacy due to terrace at first floor level
- Drainage: Basement level could cause drainage issues
- Drainage: Full width development could direct surface water to neighbouring properties
- Flood risk
- Reduction in green space causes harm to wildlife
- Loss of on street parking in Dorset Lake Avenue
- Overdevelopment in the area

Key Issue(s)

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

- Presumption in favour of sustainable development
- Principle of development
- Impact on the character and appearance of the area
- Impact on the residential amenity
- Impact on parking and highway safety
- Drainage considerations
- Sustainability considerations
- Biodiversity considerations
- Waste collection considerations
- SAMM/CIL compliance

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

Policy context

17. 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...

The Poole Local Plan (Adopted November 2018)

PP01 Presumption in favour of sustainable development
 PP02 Amount and broad location of development
 PP08 Type and mix of housing
 PP27 Design
 PP28 Flats and plot severance
 PP32 Poole's Important Sites
 PP33 Biodiversity and geodiversity
 PP34 Transport strategy

PP35 A safe, connected and accessible transport network
PP37 Building sustainable homes and businesses
PP39 Delivering Poole's infrastructure

Supplementary Planning Documents:

SPD7 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)

18. National Planning Policy Framework (“NPPF” / “Framework”) as amended (2024)

19. Including in particular the following:

20. 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.”

Planning Assessment

Presumption in favour of sustainable development

19. 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.

20. 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.
21. 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.
22. 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.
23. In this instance, the scheme would provide an additional dwelling that would contribute towards the Council's housing delivery target. Overall, there is no objection to the principle of the proposed development, subject to its compliance with the adopted local policies. This is assessed below.
24. For this planning application the benefits provided from the supply of one new home is considered to afford significant weight in the planning balance.

The principle of development

25. The Poole Local Plan sets out a spatial planning framework to meet objectively assessed needs to 2033. In accordance with Policy PP1, the Council will take a positive approach when considering development proposals that reflect the presumption in favour of sustainable development contained in the NPPF.
26. 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. Policy PP2 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.
27. A sustainable transport corridor is defined by the Poole Local Plan as being 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.

28. 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. Significant weight therefore has to be applied to the provision of additional residential accommodation which meets these policy objectives.
29. The application site, however, is located outside of the areas that have been identified as the most accessible locations by Policy PP2 of the Poole Local Plan. Nevertheless, in accordance with Policy PP2 (b), there is still potential for development to come forward outside of those areas and to contribute towards meeting housing needs. In this regard, the Council encourages the redevelopment of brownfield land in these areas so long as the proposed scheme is capable of delivering sustainable patterns of development, including achieving a policy compliant level of affordable housing. The site is within an established residential area, located within walking distance of Lilliput Neighbourhood Centre. Sandbanks Road is also a primary cycle network facilitating sustainable travel. Cycle storage provision will be secured on site.
30. The principle of new dwellings in this location close to a local shopping area was considered acceptable in allowing the appeal for the erection of a 3/4 storey block of 3 apartments and a 2 storey detached dwelling with integral garages at 304 Sandbanks Road (ref: APP/Q1255/A/12/2188348). Since then, planning permission has been granted for new dwellings fronting Dorset Lake Avenue:
 - No. 308 Sandbanks Road – 1 New dwelling
 - No 302-304 Sandbanks Road - 6 new dwellings
 - No 314/316 Sandbanks Road – 2 new dwellings
31. On this basis, the proposed development is acceptable in principle subject to assessment and consideration of site-specific impacts and compliance with relevant policies of the plan and provision of the framework in that regard.

Character of the area

32. Policy PP28 states that residential proposals involving plot severances or plot sub-divisions will only be permitted where there is sufficient land to enable a type, scale and layout of development, including usable amenity space to be accommodated in a manner which would preserve or enhance the area's residential character.
33. Policy PP28 is reinforced by Policy PP27 of the Poole Local Plan, which also seeks to ensure that development exhibits a high standard of design that will

complement or enhance Poole's character and local distinctiveness by respecting the setting and character of the site, surrounding area and adjoining buildings by virtue of function, siting, landscaping and amenity space, scale, massing, height, design details, materials and appearance.

34. The objectives of Policies PP27 and PP28 are in line with the Government's planning policy as set out in the NPPF (December 2023).
35. The application site is located within an established residential area where the principle of residential development is accepted. The key issue, therefore, is whether the proposal provides a form of development that would respect the local pattern of development and preserve or enhance the area's residential character.
36. The severance of the plot would result in two smaller plots and would increase the built form on the site. The proposed plot sizes would be similar to that approved at No 308 adjacent and those at Nos 302-304 Sandbanks Road. The proposed plot sizes would be in keeping with the pattern of development in Sandbanks Road and Dorset Lake Avenue.
37. It is proposed to demolish the single storey tandem garage and erect a two-storey detached house with a single storey basement. The proposed house would be designed in an overtly contemporary style with a flat roof and large expanses of glazing, finished in brickwork, grey render and timber. The street contains detached homes of various architectural styles and, in this respect, the proposed house would be in keeping with other nearby properties.
38. The ground floor level of the proposed house would be close to the boundary with No 13 Dorset Lake Avenue, in the same position as the existing garage, but would be set back from this side boundary at first floor level.
39. It would be set back from the side boundary with No. 312 Dorset Lake Avenue. No 312 Dorset Lake Avenue has a single storey detached garage built up against the side party boundary with the subject site. The garage, being a small subservient structure to the main house is not a building that occupies the full width of the site itself, and the sense of openness to that site is not eroded by the proposed new dwelling set back from the boundary. The proposed house would maintain the visual gap between the buildings, being no wider than the parent house. It is comparable to the gaps between the buildings at No 314 and 316 Sandbanks Road and also the 3 houses built fronting Dorset Lake Avenue at the rear of 304-306 Sandbanks Road. These are all 3 storey houses where the greater vertical scale and greater massing also makes the gap between these houses appear narrower. As such, the proposal would preserve the character and appearance of the street scene in Dorset Lake Avenue, in compliance
40. The proposal has been amended to increase the soft landscaping, including 2 trees to be planted on the front boundary; the planting will compliment and assist in softening the built form.

41. In summary, the size and layout of the proposed plots, the scale of the proposed house and its contemporary design, its location on the plot set back from the frontage, the maintenance of the visual gap between the buildings together with the soft landscaping result in a development of a type, scale, density and layout that would preserve the residential character of the area, contrary to the provisions of Policies PP27 and PP28 of the Local Plan and the NPPF insofar as it seeks for development to be visually attractive as a result of good layout and sympathetic to local character.

Residential and neighbouring amenity

42. Policy PP27 of the Poole Local Plan (2018) outlines that development should not result in a harmful impact upon amenity for the local residents or future occupiers in terms of overshadowing, loss of light, loss of privacy, and whether the development is overbearing or oppressive.
43. Policy PP28 of the Poole Local Plan (2018) states that residential proposals involving plot severances or plot sub-divisions will only be permitted where there is sufficient land to enable a type, scale and layout of development including parking and usable amenity space to be accommodated in a manner which would preserve or enhance the area's residential character.
44. The proposed dwelling would be two storey in height and located over 14 metres from the rear of the parent property, increasing to over 16 metres at first floor level. This separation distance would increase between the proposed house and Nos 308 and 312 Sandbanks Road. This distance would be greater than the established separation distance between No 308 Sandbanks Road and No 13 Dorset Lake Avenue.
45. Given the scale of the proposed building and the separation distance between these properties the proposal would not result in a harmful impact upon amenity for local residents and future occupiers considering levels of sunlight and daylight and whether the development is overbearing or oppressive.
46. The proposed house would be close to the side party boundary with No 13 Dorset Lake Avenue, but would be set in at first floor level and would also be considerably lower than that property. The windows to the side elevation of No. 13 Dorset Lake Avenue are obscure glazed with the exception of the front side window which is a secondary window (the front window to that room being clear). As such, the development would not be oppressive and overbearing to occupiers of that property.
47. The rear and side elevations of the proposed house would not contain any windows at first floor level. It is proposed to install a green sedum roof on top of the flat roof of the proposed dwelling; a condition would be imposed to ensure

that this roof together with the flat roof of the single storey rear projection shall not be used as a terrace. As such the privacy of the occupiers of neighbouring properties would be preserved.

48. In summary the proposed development would preserve the living conditions of occupants of neighbouring properties in accordance with PP27 of the Poole Local Plan.

Living conditions of future occupiers

49. Policy PP27 (Design) of the Poole Local Plan (PLP) states that development will be permitted provided that, where relevant, it:
 - (d) provides satisfactory external and internal amenity space for both new and any existing occupiers;
50. The Nationally Described Space Standards (NDSS) deals with internal space within new dwellings and is suitable for application across all tenures. It sets out requirements for the Gross Internal (floor) Area of new dwellings at a defined level of occupancy as well as floor areas and dimensions for key parts of the home, notably bedrooms, storage and floor to ceiling height.
51. Para 9.5 of the justification for this policy states that the Council encourages applicants to comply with the national prescribed space standards when preparing and submitting planning applications. Schemes that are significantly below these standards e.g. more than 20% of floor space will need to demonstrate how the development will achieve an acceptable standard of living for future occupants.
52. The proposed dwelling comprises three bedrooms (each with an en-suite) on the ground floor with an open plan living room/kitchen/diner on the first floor and a gym, media room, study and bath/shower rooms at basement level, providing over 244 square metres floor metres. This exceeds the minimum NDSS of 108 square metres.
53. The proposed dwelling would have acceptable levels of light, outlook and external amenity space which would provide a comfortable level of accommodation for future occupiers, in compliance with Policy PP27 of the Poole Local Plan.

Highways

54. Policies PP34 and PP35 of the Poole Local Plan (November 2018) gives a number of requirements that new development should achieve with regard to highway, pedestrian, other sustainable transport matters. Amongst other respects, they seek to ensure that a satisfactory means of access and

provisions for parking, servicing, and manoeuvring in accordance with the adopted standards. The policies are supported by the Parking Standards Supplementary Parking Standards SPD (Adopted 5 January 2021).

55. The Council's adopted Parking Standards SPD places the site in Zone D which requires new dwellings to provide 2 off street car parking spaces. The proposed dwelling would provide 2 off street car parking spaces. Safe and secure cycle parking would be provided within the garage. The proposal would not be harmful in terms of highway safety, subject to a condition to ensure vehicle and pedestrian visibility. Therefore the proposal is in accordance with Policy PP34 or PP35 of the Poole Local Plan November 2018 and the BCP Parking Standards SPD.

Waste

56. PP27 (g) requires that development provides adequate waste collection in accordance with the adopted standards of the Council.
57. The council's waste collection authority is content with the proposal and advises a collection vehicle would not enter the development in order to service the bins and so residents should present their bins at the kerbside on Dorset Lake Avenue and return them to their property boundaries once they have been emptied.

Flood risk/Drainage

58. Policy PP38 of the Poole Local Plan relates to managing flood risk. The site is located in Flood Zone 1 which has a very low risk of flooding from rivers and the sea and is not at risk of flooding in the future.
59. The Environment Agency also records that there is a very low risk of surface water flooding or from flooding from groundwater or reservoirs in this area. The agent has ticked on the application form that surface water will be disposed of via a soakaway. The proposed landscaping plan shows that hard surfacing is to comply with Sustainable Urban Drainage (SUDS) requirements to British Standards BS8582. A condition would be imposed requiring details of the SUDS to be submitted and approved in writing by the Council prior to completion of the development. Nonetheless, a drainage requirement would be adequately and appropriately addressed through determination of Building Regulation compliance. The scheme is considered to comply with Policy PP38 in this regard.

Sustainability

60. PP37 of the Poole Local Plan seeks to ensure that new homes contribute to tackling climate change. Para 2, a) of the policy states that, where appropriate, new development should incorporate a proportion of future energy use⁴⁹ from renewable energy sources with:

- (i) a minimum of 10% for proposals of 1-10 homes (net) or under 1,000 sq. m (net) commercial floor space.
- 61. Being a new build development, it would be readily possible to deliver an energy efficient and sustainable development in accordance with the requirements of the latest Building Regulations. The proposal has been supported by Energy and Resources Statement which commits to the provision of renewable energy sources to meet this requirement. It is therefore appropriate to impose a condition to secure details of the measures that are to be implemented to achieve 10% of the energy needs of the proposed dwelling through renewable energy sources.

Biodiversity

- 62. Para 186 (d) of the NPPF requires local planning authorities, when considering planning application to apply the following principles:
 - d) development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate”.
- 63. This is reflective of the Poole Local Plan Policy PP33 regarding to “enhance biodiversity. The proposed landscaping plan shows that bird and bat boxes will be included within the construction of the dwelling. This would be secured by condition.
- 64. In addition, a 10% biodiversity net gain (BNG) is required as per the Environment Act 2021 though exemptions apply. A biodiversity habitats plan and Statutory Biodiversity Metric has been submitted with the application. The metric demonstrates that -89.84% BNG would occur. No priority habitats would be impacted.
- 65. As no further gain that can be counted towards the 10% can be provided within the curtilage of the residential dwelling as set out in the Natural England BNG Guidance, it is considered that in this case the design and layout of the proposal has retained as many habitats, particularly those of moderate distinctiveness, as is possible and as such, though the 10% BNG cannot be achieved, it is accepted and the remainder of the 10% target can be achieved when the statutory condition is discharged prior to commencement, by way of purchasing other biodiversity units, or if this is not possible, biodiversity credits.
- 66. Therefore proposal can be made acceptable and in accordance with the relevant legislation and Policy PP33 of the Poole Local Plan.

Contamination

67. The National Planning Policy Framework (NPPF) has an objective of preventing both new and existing development from contributing to or being put at risk from, or being adversely affected by unacceptable levels of soil, air or water pollution. Furthermore, the NPPF requires that potential contaminated land should be subject to adequate site investigation undertaken by a competent person and that where appropriate sites should be subject to remediation to make suitable for the proposed use.
68. Environmental Health officers have been consulted and advise that the development site involves the demolition of a domestic garage that may have been used for storage of vehicles, machinery, fuels, oils or chemicals and where spillages and leaks of fuels, oils or chemicals may have occurred, creating the potential for contamination to be present that may affect future users of the site. The installation of any new services may create preferential migration pathways for any potential contaminants present.
69. Environmental Health advise that they do not hold any current records in relation to previous contaminative uses of the above development site itself, therefore a standard contaminated land condition is not necessary. However, they recommend that a watching brief informative note be attached to any permission granted.

Section 106 Agreement/CIL compliance

70. 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.
71. 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.
72. 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.

73. The applicant has paid the SAMMS contributions. The proposal therefore accords with the provisions of Poole Local Plan Policies PP32 and PP39 and the Dorset Heathlands SPD. (
74. This scheme is also liable for CIL contributions which will become due upon commencement of development.

Contributions Required			Dorset Heathland SAMM	Poole Harbour Recreation SAMM
Houses	Existing		@ £527	@ £187
	Proposed			
	Net increase			
Total Contributions			(plus admin fee)	(plus admin fee)
	Zone A		@ £282.20sq m	

Planning Balance / Conclusion

75. Given the shortfall of number of homes delivered in the Poole area, the balance is tilted in favour of sustainable development to grant planning permission except where the benefits are significantly and demonstrably outweighed by the adverse impacts or where specific policies in the NPPF provide a clear reason for refusal.
76. The proposed plot severance to create two smaller plots each comprising a detached house is acceptable in principle and follows the established pattern of development in the immediate locality. In the context of design and landscaping, residential amenity, highways, sustainability considerations, drainage and biodiversity, the proposals are acceptable subject to conditions.

As such, the proposal is in accordance with the provisions of Policies PP27 and PP28 of the Poole Local Plan and relevant paragraphs of the NPPF.

77. The Council cannot demonstrate a 5-year housing supply and it is noted the contribution of the additional home would make a moderate contribution to the housing supply; although not considered significant to address this shortfall, the proposed dwelling would, however, also provide economic benefits through construction; plus additional spending from the additional population; and social benefits from the provision of new home with suitable amenity and living conditions for future occupiers would outweigh any potential harm.
78. On this basis, the proposal is in accordance with the Local plan and NPPF and accordingly the development is recommended for an approval.

Recommendation

79. Grant subject to conditions.

Conditions

1. The development hereby permitted shall begin not later than the expiration of three years beginning with the date this permission is granted.

Reason: As required by Section 91 of the Town and Country Planning Act 1990 (as amended).

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

2427 01 Location & Block Plan
2427 02 Proposed Site Plan
2427 03 Proposed Site Plan showing Ground Floor
2427 04 Proposed Basement & Ground Floor Plan
2427 05 Proposed First Floor & Roof Plan
2427 06 Proposed Front Elevation
2427 07 Proposed Side Elevation - South East
2427 08 Proposed Rear Elevation A-A & B-B
2427 09 Proposed Side Elevation - North West all received 10 March 2025,

727 1 R2 Landscape Plan - 310 Sandbanks Road received 13 June 2025

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

3. No part of the development hereby permitted shall be occupied unless the initial 5 (five) metres of the vehicle access measured from the edge of the adjacent

highway, excluding the highway crossing, have first been constructed and laid out in accordance with details that shall be first submitted to and approved in writing by the local planning authority.

Reason: To ensure that a suitably surfaced and constructed access to the site is provided in the interests of highway safety.

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

Reason: In the interests of highway safety.

5. Notwithstanding the approved plans, the first 1.5m into the site across the whole frontage, measured from the back edge of the Dorset Lake Avenue footway line, shall be cleared of all obstructions over 1 metre above the level of the adjoining highway, and nothing over that height shall be permitted to remain, be placed, built, planted or grown on the land so designated at any time.

Reason: In the interests of highway safety.

6. The development and landscaping shall only be carried out in accordance with the Approved Landscape Plan, Drawing No. 727 -1 – R2, dated 12.6.2025 and thereafter all the approved soft landscaping shall be retained. All planting shall be carried out in accordance with BS4428:1989 Code of practice for general landscape operations.

Reason: In the interests of the visual amenities of the area.

7. The development hereby permitted shall only be constructed of materials the details of which are set out in the application form and in approved plans reference: 2427 06, 2427 07, 2427 08, 2427 09.

Reason: To safeguard the visual amenities of the locality.

8. Notwithstanding any 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 at no time shall the flat roof areas of the dwelling hereby permitted be used as a balcony, roof garden or similar amenity area.

Reason: To protect the amenity and privacy of adjoining residential properties.

9. Prior to completion of the development hereby submitted, a detailed surface water management scheme for the site, based on sustainable drainage principles, complying with the current Defra Non-statutory technical standards for

sustainable drainage system based upon the hydrological & hydrogeological context of the development, available capacity of receiving systems and providing clarification of how drainage is to be managed during construction, shall be submitted to, and approved in writing by the local planning authority. The surface water scheme shall be implemented in accordance with the submitted details before the development is completed.

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

10. The bat and bird box as indicated on approved plan reference 727-1-R2 shall be installed prior to occupation of the development and thereafter maintained.

Reason: to secure biodiversity enhancements in line with Policy PP33 of the Poole Local Plan.1.

Reason: to secure biodiversity enhancements in line with Policy PP33 of the Poole Local Plan.

Informatives

1. In the event that unexpected contamination is found at any time when carrying out the approved development it must be reported in writing immediately to the Local Planning Authority and further development ceased. An investigation and risk assessment must be undertaken in accordance with the Environment Agency "Land contamination risk management (LCRM)" procedures and where remediation is necessary a remediation scheme must be prepared and approved in writing by the Local Planning Authority in advance of the scheme recommencing.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority prior to development commencing other than that required to be carried out as part of an approved scheme of remediation.

Reason

To ensure that the risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecosystems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

2. The applicant should note and inform future residents that residents may be excluded from being able to purchase permits associated with existing or future parking permit schemes controlled by the Council in the area. This is to encourage the use of sustainable modes of travel amongst future residents in line with Council aims to promote sustainable travel.
3. The applicant is informed that the Local Highway Authority will require the footway and kerb to be lowered and reconstructed in the position(s) corresponding to the vehicular means of access to the site. This requirement is imposed in order to service the means of access; in order to prevent danger and inconvenience to other road users and to pedestrians; and in order to prevent possible damage to highway surfaces. The work shall conform to a specification to be provided by the Highway Authority (BCP Council), or it may be required to be undertaken by the Authority itself. In either event, the work will be required to be undertaken at the applicant's expense. With regards to such works the applicant should contact BCP Council on Tel: 01202 261700, by email at droppedcrossings@bcpcouncil.gov.uk, or in writing to BCP Council, Environmental Services, Hatchpond Road Depot, Hatchpond Road, Poole, Dorset, BH17 7LQ. Contact should be made before the commencement of any works on or adjacent to the public highway.
4. 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 is considered to be one which will require the approval of a biodiversity gain plan before development is begun because none of the statutory exemptions or transitional arrangements listed are considered to apply.

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 was provided with the opportunity to address issues identified by the case officer and permission was granted.

Background Documents:

APP/25/01183/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: Carolyn Goddard

Date: 05/08/2025

Agreed by: Katie Herrington

Date: 01/09/2025

Comment: