

# Planning Committee

Application Address	6 Ripon Road, Bournemouth BH9 1RD
Proposal	Demolition of garage and rear single storey lean-to and construction of a single storey rear extension.
Application Number	P/25/04115/HOU
Applicant	Mr and Mrs Salmon
Agent	Mr Daniel Rainback
Ward and Ward Member(s)	Winton East Councillor Simon Bull Councillor Chris Rigby
Report Status	Public
Meeting Date	18 <sup>th</sup> December 2025
Summary of Recommendation	<b>Grant in accordance with the details set out below for</b>
Reason for Referral to Planning Committee	Call in by the Director of Planning & Transport in line with the constitution
Case Officer	Jake Bourne
Is the proposal EIA Development?	No

## Description of Proposal

1. This application seeks planning permission for the demolition of an existing garage and rear single storey lean-to extension and for the construction of a single storey rear extension.

## Description of Site and Surroundings

2. Ripon Road is located in a residential area which largely comprises of two storey detached dwellings with a variety of materials such as red brick, render and cladding. Most dwellings tend to have modest frontages and rely on on-street car parking, with the exception of a small number of dwellings situated close to the adjacent Green Road. These have either a side garage or parking to the front of the property.

3. The site itself is a two storey detached dwelling with a mixture of white render and white painted brick finish to the main dwelling. There is a modest porch which extends beyond the front elevation, and this has a white cladding finish.
4. There is an attached garage to the east of the dwelling and a short driveway in front of the garage. A low red brick boundary wall separates the site from its neighbours to the side and the pavement to the front.

#### **Relevant Planning History:**

5. None

#### **Constraints**

6. None

#### **Public Sector Equalities Duty**

7. 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**

8. In accordance with section 40 Natural Environment and Rural Communities Act 2006, in considering this application, regard has been had, so far as is consistent with the proper exercise of this function, to the purpose of conserving biodiversity.
9. 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.

#### **Consultations**

10. Local Highways Authority – no objections

#### **Representations**

11. Site notices were erected on 22<sup>nd</sup> October 2025 with an expiry of 12<sup>th</sup> November 2025. No representations have been received.

#### **Key Issue(s)**

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

- The impacts on the character and appearance of the area
- The impacts on residential amenity
- The impacts on highways
- The impacts on BNG

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

### **Policy context**

14. 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 following:

#### **Bournemouth Local Plan: Core Strategy (2012)**

CS16 Parking Standards  
CS30 Promoting Green Infrastructure  
CS41 Quality Design

#### **Supplementary Documents:**

15. Residential Extensions: A Design Guide for Householders (2008)

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

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.”

### **Planning Assessment**

#### **Clarification on Permitted Development**

17. Consideration has been given as to whether the proposal might be permitted development. It would not comprise permitted development given the existing single-storey extension. This means that the proposal would not be compliant with the following:

Schedule 2, Part 1 - Development within the curtilage of a dwellinghouse.

Class A - The enlargement, improvement or other alteration of a dwellinghouse.

A.1 Development not permitted (as relevant in this case)

- j. the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse, and would—
- (i) exceed 4 metres in height,
  - (ii) have more than a single storey, or
  - (iii) have a width greater than half the width of the original dwellinghouse**

The proposal conflicts with criterion (iii) (highlight added).

18. Appeal decisions have clarified this is still the case when the existing single-storey extension is demolished. The proposal therefore requires planning permission.

The impacts on the character and appearance of the area

19. The application seeks planning permission for the erection of a single storey rear extension which would be the same width as the existing dwelling further to the demolition of the existing side garage and rear single storey lean-to extension.
20. The proposed rear extension would be the width of the existing dwelling, would measure 2.3m in length and would have a lean-to roof abutting the property below the first floor windows. It would be finished with smooth render. It would not be readily visible from public views along the street albeit removal of the garage would open up some views. Overall, it is considered to be an acceptable design and of modest size that would appear subservient to the host dwelling. It is noted also that the site has a relatively large rear garden area, and the proposal would not be disproportionately large in respect of this.
21. The proposal is considered to be acceptable with regards to issues of design and character and would comply with Policy CS41.

The impacts on residential amenity

8 Ripon Road

22. The removal of the existing garage would increase the gap between these two dwellings. The proposed rear extension would be relatively small in size, and inset from this shared boundary. The 45-daylighting splay would therefore not be impeded by the proposal when measured from the rear of this neighbouring property.
23. There would be a new side window on this north facing elevation that would measure 0.8m x 1.1m. It would serve a WC and be obscure glazed. The window would replace a side door and could be formed without the need for planning permission. Nevertheless, it is considered to be acceptable noting also that there are no windows to the side elevation of no. 8 which would be impacted by this new window.

24. The proposed relationship with no. 8 Ripon Road is considered to be acceptable and compliant with planning policy CS41.

#### 4 Ripon Road

25. The proposal would be sited on the boundary with this neighbouring property.
26. This property has a single-storey rear extension similar to that which exists at the application site; the proposal would only extend slightly past this whilst there would be no side facing windows. The 45-daylighting splay would be maintained at the rear when measured from the rear of this neighbouring property. However, this neighbour does have a side facing ground floor window which faces the side wall of the host dwelling close to its existing rear corner. Light to this window would be impacted by the proposal. However, given that this window already faces the boundary and side wall of the host dwelling it is considered that it would be difficult to withhold planning permission solely for this reason.
27. Overall it is considered that the proposal would not cause significant adverse harm to the amenity of these residents and therefore would comply with Policy CS41.

#### Other neighbouring dwellings

28. All other surrounding dwellings are positioned at an appreciable distance from the site of the proposal. On this basis, it is not considered that any adverse impact in residential amenity would be caused to these further occupiers, and the proposal would comply with policy CS41 in this respect.

#### The impacts on highways

29. The site is in Zone D with 5+ Habitable Rooms, at least two car parking spaces are required as per 'Table 10 C3: Houses' of the Parking Standards SPD.
30. No plans have been submitted for existing or proposed parking, however, with the removal of the garage and rear lean-to and no replacement structure proposed, there would be sufficient space for the required two parking spaces along the side of the dwelling.
31. The Local Highway Authority raises no objections on highway grounds to the demolition of the garage and rear single-storey lean-to and construction of a single storey rear extension.
32. Overall the proposal would not have a negative impact in respect of highway issues and would comply with Policies CS16 and CS41.

#### Biodiversity Net Gain

33. 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 CS30 – biodiversity and geodiversity, sets out policy requirements for the protection and where possible, a net gain in biodiversity.
34. In addition, a 10% biodiversity net gain (BNG) is required as per the Environment Act 2021 though exemptions apply. However, this application is exempt from such requirements as it is a householder application.

## **Planning Balance / Conclusion**

35. Overall the proposal would not have a materially harmful impact on the character and the appearance of the area and would promote a positive relationship with the existing dwelling through its modest size and use of matching materials. There is not considered to be a significantly harmful impact on neighbouring amenity in terms of privacy, visual dominance or sunlight levels. The Local Highway Authority have raised no objections to the proposal as there would be sufficient space for two cars to park.

## **Recommendation**

36. **Grant, with the following 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 drawings:

001 A – Existing Floor Plans and Elevations  
003 C – Proposed Floor Plans and Elevations  
003 B – Site and Location Plans

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

3. The development hereby permitted shall only be constructed of materials the details of which are set out on the application form.

Reason: To safeguard the visual amenities of the locality.

### **Informatives**

- 1 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.
- 2 Based on the information provided, this application would not require the approval of a biodiversity gain plan before development can be begun because the statutory biodiversity

gain condition does not apply in relation to development that is the subject of a householder application within the meaning of Article 2(l) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

- 3 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 application was acceptable as submitted.

### **Background Documents:**

APP/24/00799/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