



Planning Committee

Application Address	5 Chaddesley Wood Road, Poole, BH13 7PN
Proposal	Partial demolition of the dwelling to physically separate from no. 5a Chaddesley Wood Road, erect extensions, and remodel of the existing dwelling to a contemporary 3 storey dwelling with balconies (as revised plans received 8 th December 2025)
Application Number	P/25/03299/HOU
Applicant	Mr Perkins
Agent	Darryl Howells Planning Consultancy
Ward and Ward Member(s)	Canford Cliffs Cllr John Challinor Cllr Gavin Wright
Report Status	Public
Meeting Date	5 February 2026
Summary of Recommendation	Grant in accordance with the details set out below
Reason for Referral to Planning Committee	Called in by Councillor John Challinor for the following reasons: Negative impact of neighbour's amenity. Another increase in mass and scale and even greater overbuild of the plot. Too tall. Developers pushing their luck again.
Case Officer	Elisher Brown
Is the proposal EIA Development?	No

Description of Proposal

1. Planning permission is sought for the 'Partial demolition of the dwelling to physically separate from no. 5a Chaddesley Wood Road, erect extensions, and remodel of the existing dwelling to a contemporary 3 storey dwelling with balconies as per the revised plans received 8 December 2025.
2. The key features of the proposal are as follows:
 - Partial demolition of the existing dwelling to recess a section of the rear elevation, thereby enabling the dwelling to become fully detached from No. 5a Chaddesley Wood Road.
 - The recessed section of the rear elevation would be set back by approximately 1.10m, with section approximately 3.30m width being retained towards the south western end of the rear elevation.

- A two storey front extension to the north eastern end of the front elevation, which have a depth of approximately 2.45m and a width of approximately 3.0m.
- Replacement of the existing single width attached garage with a single storey double garage with terrace above. The garage would measure internally approximately 5.56m width and would have a depth of approximately 6.0m.
- Alterations and extensions to the existing roof form to form a second floor with terrace area. The proposed alteration would provide a flat roof form and would have an overall height of approximately 9.0m.
- Fenestration changes and changes to the material finishes of the existing dwelling.

Description of Site and Surroundings

3. The application site is situated on the north western side of Chaddesley Wood Road and is occupied by a semi-detached chalet-style bungalow finished in pebble dashed painted render to the external walls. The existing dwelling has a pitched roof with a cropped gable to the front elevation and a full gable to the rear and a side dormer. A single storey flat roofed extension projects from the front of the property, incorporating a balcony above. To the rear of the dwelling is a small courtyard positioned in front of the adjoining property, No.5a Chaddesley Wood Road.
4. The site benefits from off-road parking to the front of the site that is accessed across the entire frontage of the site off Chaddesley Wood Road that provides parking for at least two vehicles. There is an integrated garage to the front of the site. There is also a shared access road located to the south western side of the property that leads to No. 5a Chaddesley Wood Road and is there only access into and out their property.
5. The street scene along Chaddesley Wood Road is characterised by a mix of architectural styles, including traditional and contemporary dwellings, with varied roof forms such as pitched, gabled and flat roofs. Properties are generally set within generous plots, maintaining a sense of space and openness between buildings. External finishes typically include render, brickwork, and tiled roofs, contributing to a cohesive yet diverse appearance. Mature trees and landscaped front gardens are prominent features, enhancing the verdant character of the area. Chaddesley Wood Road is a private, gated road accessed from Shore Road, resulting in a quiet and exclusive residential environment with limited vehicular activity.

Relevant Planning History:

6. 5 Chaddesley Wood Road

1971 – To erect 3 storey block of 3 self-contained flats – **Refused** (Ref: 18318/0)

1975 – To use a single private dwelling – **Approved** (Ref: 18318/3)

1998 – Erect pitched roof single storey extension at front to form garage – **Approved** (Ref: 98/18318/006/F)

1999 – Install a balcony at first floor level above the existing garage – **Refused** (Ref: 99/18318/007/F)

7. 5a Chaddesley Wood Road

1971 – To erect an addition to form 1st floor 2 bedrooms and shower room – **Refused** (Ref: 18318/1)

1971 – To use as a single private dwelling – **Approved** (Ref: 18318/4)

1988 – Carry out alterations on ground floor. Form 2 bedrooms and shower room in roof space and construct new roof – **Approved** (Ref: 18318/5)

1999 – Erect extension at side to enlarge hall. Alterations to roof, including raising ridge and dormers in west and east elevations to form two bedrooms and bathroom in the roof space – **Approved** (Ref: 99/18318/0009/F)

2001 – Carry out alterations on ground floor and extend roof, with two dormer windows, to form 2 bedrooms and shower room in roof space. Revised Application to 99/18318/009/F granted 5.1.00 – **Approved** (Ref: 00/18318/010/F)

2002 – Erect conservatory at rear – **Approved** (Ref 02/18318/011/F)

Constraints

8. The following constraints have been identified.

National Designation (Nearby)

Poole Harbour, SSSI

Sandbanks, SNCI

Local Designation (Nearby)

TPO, Ref: 261

Public Sector Equalities Duty

9. In accordance with section 149 Equality Act 2010, in considering this proposal due regard has been had to the need to —
10. 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

11. 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.
12. For the purposes of this application in accordance with regulation 9(3) of the Conservation of Habitats and Species Regulations 2017 (as amended) (“the Habitat Regulations) 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.
13. 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.

Consultations

Dorset Wildlife Trust – No comments received.

BCP Highway Authority – No objection to the proposed development.

BCP Ecology Officer – No objection to the proposed development, subject to informative note.

Representations

14. Site notices were posted outside the site on 10 September 2025 with an expiry date for consultation of 1 October 2025. 13 Letters of representations have been received in objection to the proposed development. The letters comprise of the following:

Loss of Light and overshadowing

- *Block of light to house 5a and garden*
- *Would leave the property behind in complete darkness*
- *Significant loss of light for the adjoining property at No. 5a*
- *Put No. 5a into near permanent shadow*
- *Reduction in daylight*
- *Lack of light where we would be severely closed in and have very little light*

Privacy and Overlooking

- *Design will remove any privacy to No.5a.*
- *Loss of privacy and overlooking*
- *Unacceptable overlooking*
- *Windows/doors would overlook No. 26 Shore Road*
- *Terrace balcony would impact No. 26 Shore Road and No. 3a Chaddesley Wood Road.*

Overbearing Scale and Massing

- *Unacceptable large increase on the existing small dwelling*
- *Wholly overbearing on surrounding properties*
- *Overbearing impact and loss of residential amenity*
- *Excessive scale and massing*
- *Overbearing size and impact on the area*
- *Would dominate the combined plot and lead to significant loss of light, privacy and amenity for 5a.*

Character and Appearance

- *Harm to the character and appearance of the area*
- *Visual impact on the street scene*
- *Cumulative overdevelopment*
- *Cumulative development pressure*

Access, Parking and Highway Safety

- *Scaffolding and building materials would block access and parking*
- *Access into the site is usually blocked*
- *Shared access concerns*
- *Parking and highway safety*

Construction Disruption

- Only wishing to extend properties for financial gain with no thought of helping the environment
- Would cause disruption and noise
- Lots of traffic and disturbance in our road

Other Concerns

- Only wishing to extend properties for financial gain with no thought of helping the environment
- Previous planning history refused a balcony without privacy screening; screening now removed.
- Inconsistent plans

15. Following amended plans received 8 December 2025, additional site notices were posted outside the site on 9 December 2025 with an expiry date for consultations of 2 January 2026. 5 additional letters of representation were received in objection to the proposed development. The letters comprise of the following:

- Only worsen the impact on No. 26 Shore Road
- Proposed site section drawing, the ground floor forward projection has not been included.
- Opaque glazing is not included on the side elevation despite it looking directly onto our property.
- Disruptive and detrimental impact – both short and long term
- Steal sunlight permanently
- Allowing Sandbanks to become a ghost of empty homes
- How does the developer plan to do that without causing major disruption to the residents of the linked homes.
- Unacceptable impact on No.5a robbing them of daylight because of the scale of the development
- Road has been subject to several years of building related traffic which has had major impact on the quality of life for many residents.
- From a roadside perspective, would be in keeping
- Design will completely dominate the property behind.
- Sunshine test if available would show that No. 5a will get practically no sunshine throughout the day, even at the height of summer.
- Design will remove any privacy that No. 5a currently has.

Key Issue(s)

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

- Impact on the character and appearance of the area
- Impact on the neighbouring amenity and privacy
- Impact on parking provisions and highway safety
- Impact on trees and landscaping
- Impact on nearby protected species and habitat

- Biodiversity Net Gain
- Other Matters

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

Policy context

18. Local documents:

19. 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 (Adopted November 2018)

PP01 Presumption in favour of sustainable development

PP27 Design

PP31 Poole's Coast and Countryside

PP33 Biodiversity and Geodiversity

PP35 A Safe, connected and accessible transport network

PP37 Building sustainable homes and businesses

Supplementary Planning Documents (SPD)

BCP Parking Standards SPD (Adopted 5 January 2021)

Shoreline Character Areas SPG (Adopted 2004)

Planning Practice Guidance (PPG)

National Planning Policy Framework (NPPF) (December 2024 as amended)

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

Impact on the character and appearance of the area

20. Paragraph 135 (a) – (d) of the revised NPPF attaches great importance to the design of built development. Amongst other things, it goes on to advise that planning decision should...add quality of the overall area...are sympathetic character...while not discouraging appropriate innovation and change; ...using...materials to create attractive, welcoming, and distinctive places to live, work, and visit.

21. Policy PP27 of the Poole Local Plan (2018) requires that proposal for development should exhibit a good standard of design and complement or enhance Poole's character. Development should adhere to the character and design principles of respecting the setting and character of the site, surrounding area and adjoining buildings of virtue of function, siting, landscaping and amenity space, scale, density, massing, height, design details, materials, and appearance.

22. The proposed development would be readily visible within the street scene of Chaddesley Wood Road, including views from Shore Road and from the public car park located to the rear of the site. The proposal seeks to detach the existing dwelling from No.5a Chaddesley Wood Road and extend and remodel it to form a tiered, three storey property incorporating terraces and balconies. These alterations would create a substantial more prominent and visually assertive dwelling than that of the existing dwelling.

23. Chaddesley Wood Road is characterised by a varied mix of architectural styles, many of which have experienced significant modernisation or redevelopment in recent years. Within this street scene, No.5 and 5a form the only tandem-arranged semi-detached pair of dwellings, with No.5a positioned directly to the rear. This configuration is uncharacterised of the surrounding pattern of development, where semi-detached dwellings generally follow a traditional side-by-side arrangement. Both properties are modest chalet style bungalows with pitched roofs and are linked by a single storey front/rear extension. Access to No.5a is gained via a narrow shared driveway along the south western side of No.5.

24. The proposal includes removing part of the rear elevation of the existing dwelling, resulting in the complete physical separation of the two properties. This detachment would fundamentally alter the established relationship between the properties. However, as this change would occur at the rear, it would not be readily perceived from Chaddesley Wood Road, and the visual impact would be largely limited to the immediate relationship between the two properties.

25. The proposed development would replace the existing pitched roof with a predominantly flat roof form, increasing the building's height from approximately 7.98m to 9.0m. Although the footprint would remain broadly similar, the additional front and garage extensions, increased height, tiered configuration and revised roof form would significantly increase the scale and massing of the dwelling. These alterations would substantially change the proportions and appearance of the existing dwelling, resulting in a more prominent and visually assertive form within the street scene. Nonetheless, given the varied and increasingly contemporary architectural styles along Chaddesley Wood Road, the resultant dwelling would integrate acceptability within the street scene and would not appear out of keeping within the wider surrounding area.

26. However, the increased bulk, height and massing would appear disproportionate to the existing dwelling, and their architectural style differences would make the tandem nature of the dwellings more obvious on the street scene. While the proposal would noticeably change the relationship between the two properties and increase the visual prominence of the dwelling, this impact must be considered in the context of the broader and varied character of Chaddesley Wood Road. Although the effect on the immediate setting of No.5a would be evident, the wider street scene is sufficiently diverse to accommodate an amended dwelling of this scale and contemporary design without result in a level of harm

that would be unacceptable. On balance, therefore, the proposed development would not appear so discordant or out of keeping within the wider surrounding area as to justify concerns regarding its contribution to the street scene to warrant a refusal in this instance.

27. The submitted drawings confirm that the proposed materials would comprise of white render, aluminium vertical cladding, aluminium-framed windows and doors, and wood-effect composite cladding. These changes to the external finishes would significantly alter the character of the existing dwelling and give it a more modern and contemporary appearance. However, Chaddesley Wood Road contains a wide range of architectural styles and material palettes, and several properties have already been remodelled and redeveloped in a similar contemporary manner. Given the varied street scene, the proposed materials would not appear incongruous and is not considered to result in material harm to the visual amenities of either the street scene of Chaddesley Wood Road or the wider surrounding area.
28. Overall, and on balance, while the proposal would increase the dwelling's prominence and appearance, the varied and increasingly contemporary character of Chaddesley Wood Road means that it would not give rise to material harm to the character and appearance of the street scene or the wider surrounding area and it would therefore be in accordance with the provisions of Policy PP27 of the Poole Local Plan (November 2018).

Impact on the coastal zone and Shoreline character of Poole Harbour

29. The proposed extensions and alterations would not have a harmful impact on the coastal character as per Policy PP31 (1) and the Shoreline Character SPG that mainly focuses on beach huts along this stretch of beach. Similarly, it is in accordance with the Sustaining Poole's Seafront SPD that recognises this area is a built up part of the coast.

Impact on the neighbouring amenity and privacy

30. The NPPF states that planning decisions should provide attractive, welcoming and distinctive places to live and visit; create places that are safe, inclusive and accessible and which promotes health and wellbeing with a high standard of amenity for existing and future users (Paragraph 135).
31. Policy PP27 (c & d) seeks to ensure that development is compatible with surrounding uses and would not result in a harmful amenity for local residents and future occupiers considering levels of sunlight and daylight, privacy, noise and vibration, emissions, artificial lights intrusion, and whether the development is overbearing or oppressive.
32. With regard to residential amenities, the properties that may be affected are those located to the side of the application site at Nos. 3a and Seashores & 7 Chaddesley Wood Road and to the rear at No. 5a Chaddesley Wood Road.
33. In regard to Nos. Seashores & 7 Chaddesley Wood Road, the proposal would replace the existing pitched roof form with a second floor with flat roof form, creating an imposing and visually solid three storey façade that would noticeably reduce outlook from several side facing windows within this neighbouring property. However, as these windows and doors within this neighbouring property appear to serve non-habitable rooms or act as secondary opening, the extent of harm is not considered sufficient to warrant refusal, and on balance the proposal would not result in a materially overbearing impact.
34. In relation to No. 3a Chaddesley Wood Road, whilst the proposal would increase the bulk and massing of the existing dwelling including proposed extensions, it would not project any closer to this neighbouring property and would still retain a separation distance of

approximately of 5.0m. As such, given the modest increase in ridge height, combined with the separation distance, it considered that the proposal would not appear overbearing or result in an unacceptable loss of outlook for the occupants of this neighbouring property.

35. In regard to No.5a Chaddesley Wood Road, the proposed separation and increased height, bulk and massing would significantly alter the relationship between the two properties and would introduce a more imposing three storey form in close proximity to this neighbouring property. This would result in a greater sense of enclosure and a perceptibly more dominant outlook compared to the existing chalet-style bungalow.
36. However, the front elevation of No.5a contains no primary windows, aside from a single rooflight and the majority of windows are orientated to the side or rear. As a result, views of the proposed development would be limited to oblique or peripheral glimpses when approaching the property or would give rise to a more noticeable and potentially more sensitive amenity impact for No.5a than for other neighbouring properties, the extent of harm is not considered so significant, as to justify refusal.
37. In relation to Nos. 26 Shore Road and No. 3 Chaddesley Wood Road, whilst the proposal would increase the height, bulk, scale and massing of the existing dwelling, it would not reduce the separation distance between the application site and these properties, which are positioned approximately 12.0m from the side elevation. As such, the proposal would not appear overbearing to these neighbouring occupiers nor result in a harmful loss of outlook.
38. In terms of orientation, the application site lies to the north western side of Chaddesley Wood Road, and as such the proposal would result in some additional shading towards No. 3a during the morning, No. 5a during the morning and midday, and Nos. Seashores and 7 Chaddesley Wood Road in the afternoon.
39. In relation to No. 3a Chaddesley Wood Road and No. 5a Chaddesley Wood Road, and to some extent Nos. 26 Shore Road and 3 Chaddesley Wood Road, the proposal would result in some additional early morning shading due to the increased height and altered roof form. However, this increase would be limited and would occur alongside the cumulative influence of the existing dwelling and neighbouring properties at No. 5a and Seashores, all of which already contribute to some early day overshadowing in this enclosed setting. Given the orientation of these properties and the separation distances involved, the level of additional shading would not materially worsen their existing conditions. As such, despite the increased bulk, scale and massing, the resulting loss of sunlight and daylight would remain modest and would not be to a degree that would give rise to material harm to neighbouring residential amenity.
40. In regard to Nos. Seashores and 7 Chaddesley Wood Road, the proposal would lead to a noticeable increase in shading from midday through to the evening, resulting in reduced sunlight and daylight reaching the side facing openings of this neighbouring property. This would represent a deterioration compared with the current situation and would further restrict the already limited daylight those windows receive. However, as discussed previously, these openings serve non-habitable rooms or secondary windows and are already partly affected by the existing dwelling and the surrounding pattern of development, which confines available light in this part of the street. When considered in this context, the additional shading would not be so extensive or prolonged as to result in material harm to the occupants of this neighbouring property.
41. In terms of privacy, the proposed development at ground floor level would amend the existing dwelling to provide double garage, two bedrooms, utility room, bathroom and

hallway. This floor would include the insertion of a garage door, non-glazed front door and full length window to its front elevation and replace the existing door and windows to its rear elevation with a double patio door. All of remaining existing windows at ground floor would be retained, including the small obscure glazed window to its north eastern side elevation and the two windows to its south western side elevation.

42. The proposed first floor level would amend the existing dwelling to provide an open plan living/dining and kitchen room with access to a terrace area and would include the insertion or replacement of the sliding doors and a window to its front elevation, an obscure glazed window to its side elevation, and two obscure glazed windows to its rear elevation.
43. The proposed second floor level would provide an additional bedroom with ensuite and dressing area with access to a terrace area and would include the insertion of a patio doors to its front and south western side elevation, two full length windows to its front elevation and an obscure glazed window to its rear elevation.
44. The proposed windows and doors on the front elevation would predominantly overlook the application site's own front garden and the wider public realm and therefore would not give rise to any loss of privacy for neighbouring occupiers.
45. The majority of the windows to the rear elevation would remain in their existing positions, except for the addition of a new second floor window. However, these windows are proposed to be obscure glazed, except the replacement patio door at ground floor level. While a limited degree of overlooking towards No. 5a Chaddesley Wood Road may occur, given the internal rooms these windows would serve, the existing arrangement of windows, and the ability to secure obscurity and restricted opening by condition, it is considered that the proposal would not result in a materially harmful loss of privacy that would warrant refusal. In addition, there would be no impact to the living condition of the occupiers in relation to the rooms that these windows would serve as they would mostly serve non-habitable rooms such as stairwell or serve as secondary windows such as a living room.
46. The proposed addition of the window at first floor level along the south western elevation would serve the open plan living space would serve as a secondary source of outlook and would be obscured glazed. Therefore, given that a condition could be secured as such, it is considered that the proposed window would not give rise to degree of harmful overlooking.
47. The two ground floor windows along the south western side elevation would remain in their existing positions; however, the rooms they serve would change from a lounge and kitchen to bedrooms. Although the outlook from these windows would be poor, as they face the side elevation of No. 3a Chaddesley Wood Road, the proposal would not introduce any additional overlooking beyond the current situation. Furthermore, alternative or additional openings at ground floor level could be inserted under permitted development rights. As such, the arrangement is not considered to result in any material harm.
48. In addition, it is proposed that the second floor level would include the insertion of a patio door to its side elevation that would offer views towards the neighbouring properties, No. 3 and 3a Chaddesley Wood Road. However, it is considered that the degree of overlooking would be mutual for urban areas, such as this and is not considered to be materially harmful and would benefit from additional protection from the screening proposed below.
49. The proposed terraces at first and second floor level would give rise to some overlooking of Nos. 3 and 3a Chaddesley Wood Road. It is noted that an existing first floor balcony over the garage does not appear to incorporate privacy screening, which was required under a condition 2 of planning permission (Ref. 98/18318/008/F). However, it is recognised that the breach is now out of time for enforcement action, and as such no further action can

reasonably be pursued. Nevertheless, it is acknowledged that a degree of mutual overlooking already occurs from the balconies on the front elevation of No. 3a Chaddesley Wood Road. Although privacy screening is proposed along the rear and part of the south western elevation at second floor level, this would not fully mitigate perceived overlooking from the first floor terrace. It is therefore considered appropriate to extend the screening along the southwestern elevation at first floor level, providing a consistent and effective level of protection for neighbouring privacy.

50. The proposed development would increase height, bulk and massing, creating a more imposing form and some additional shading and perceived overlooking for neighbouring properties. However, the impacts are moderated by the site's orientation, separation distances, existing patterns of overshadowing, and the use of obscured glazing and privacy screening. Overall, while some amenity effects would arise, particularly for No. 5a, the extent of harm is not considered materially significant or sufficient to warrant refusal.
51. Therefore, it is considered on balance and subject to conditions that the proposed development would be in accordance with the provisions of Policy PP27 of the Poole Local Plan (November 2018).

Impact on parking provisions and highway safety

52. Policies PP34 and PP35 of the Poole Local Plan (November 2018) gives a number of requirements that new development should achieve with regards to highway, pedestrian, and other sustainable transport matters. Amongst other respect, they seek to ensure a satisfactory means of access and provisions for parking, servicing and manoeuvring in accordance with the adopted standards. The policies are supported by a Parking Standards Supplementary Planning Document (SPD) (Adopted 5 January 2021).
53. The application site has an existing driveway that is accessed from Chaddesley Wood Road at the front of the site that provides access to an area of hardstand to the front of the existing dwelling that provides parking for two vehicles. The existing garage is under the required dimensions to be considered as a parking space as set out in the Parking Standards SPD. The existing vehicular access adjacent to the existing dwelling that leads to No. 5a Chaddesley Wood Road would remain the same and access would be unaffected.
54. In accordance with the Parking Standards D, the application site is situated in Parking Zone D which requires the provision of two parking spaces for a dwelling of 4 or more habitable rooms.
55. The proposed development seeks to remove the existing garage to the front of the existing dwelling and replace with a double length garage. The proposed garage would measure approximately 6.0m in depth with a width of approximately 5.50m. This would be under the required dimensions as set out in the Parking Standards SPD, as the SPD requires the provision 7.0m by 3.0m for each space. Additionally, the extension and increase in bulk and massing of the proposed garage would reduce the amount of hardstanding available to the front of the site. However, it is likely there would be sufficient space available for one parking space to the front of the garage, when parked in a horizontal position.
56. The BCP Highway Authority was consulted, and it was advised that the officer measured the proposed garage to be approximately 6.2m in length by 5.6m in width and considered this be acceptable by the Local Highway Authority and that the proposed garage could accommodate two parking spaces.

57. In addition, the BCP Highway Authority raises concerns in relation to the proposed boundary treatment that would be located along the south western elevation between the front elevation of the proposed garage and the front boundary of the site. The proposed boundary treatment of a height of approximately 1.8m that would extend up to the highway. Whilst the BCP Highway Officer notes that given the street scene is a private cul-de-sac, there is likely minimal foot traffic, it is still recommended that the proposed fence be tapered towards the front to a height no higher than 0.6m to allow for great visibility upon exit of the site.
58. Amended plans were received which has tapered the proposed boundary fencing and the existing boundary fencing along the side boundaries of the application site to the front to a height 0.6m towards the site frontage. The BCP Highway Authority has been reconsulted following these amendments and has advised that they deem this as acceptable as it improves the visibility of pedestrians and other vehicles when existing the site. Therefore, the BCP Highway Authority raises no objection on highway grounds to the above proposal.
59. Therefore, the proposal would be in accordance with the provisions of Policies PP27 and PP35 of the Poole Local Plan (November 2018).

Impact on trees and landscaping:

60. Policy PP27 of the Poole Local Plan seeks to ensure that proposed residential extensions and alterations respond to natural features on the site and do not result in the loss of trees that make a significant contribution, either individually or cumulatively, to the character and appearance of the area. Any scheme that requires the removal of trees should, where appropriate, include replacement trees to mitigate their loss.
61. The application site is situated adjacent to an Area Tree Preservation Order (Ref: TPO 261) and there are trees present in the neighbouring and nearby residential properties. The application is not supported by an Arboricultural Impact Assessment or Method Statement.
62. The proposed development has been assessed in relation to the proximity of the nearby protected trees. Whilst the TPO covers the properties to the west of the application site, the nearest trees present is located within the rear gardens of No. 26 Shore Road and No. 3 Chaddesley Wood Road at a distance of approximately 13m. No. 5a Chaddesley Wood Road is situated in between the trees and the application site. As such, given the substantial separation distance between the proposed development and these trees, it is considered that the proposal would not result in any adverse impacts on their health or long-term retention. Furthermore, it is unlikely any works proposed within the root protection areas and layout of the sites ensures that construction activities will not compromise tree stability or amenity value. Therefore, the proposal would be in accordance with the provisions of Policy PP27 of the Poole Local Plan (November 2018).

Impact on nearby protected species and habitats:

63. Policy PP33 of the Poole Local Plan (November 2018) states that development that affect biodiversity should 'demonstrate how any features of nature conservation and biodiversity interests are to be protected and managed to prevent any adverse impacts' and 'incorporate measures to avoid, reduce or mitigate development, sensitive wildlife habitats throughout the lifetime of development.'
64. The application site has been identified as being in close proximity to Poole Harbour, SSSI and Sandbanks SNCI that has the capacity to support to protected habitats and species. As proposal would involve works to the existing dwelling roof, it would be essential to identify whether the proposed works could be carried out without causing undue harm to nearby protected species within the local habitat in order to comply with Policy PP33 of the Poole Local Plan (November

2018). Additionally, following a discussion with the BCP Ecology Officer, it was advised that a Preliminary Roost Appraisal (PRA) would be required.

65. A Preliminary Roost Appraisal was submitted on 17 December 2025 and the report identify that there were 'no external or internal evidence of bat activity was found, and only negligible PRS for bats are present'. The PRA proposes no mitigation measures within its report. The BCP Ecology Officer has reviewed the report and raises no objection to the proposed development, subject to an informative note being proposed to advise the applicant of their legal responsibilities relating to bat protection.
66. Therefore, the proposed development would be in accordance with the provisions of Policy PP33 of the Poole Local Plan (November 2018).

Biodiversity Net Gain

67. 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.
68. 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 is a householder application.

Other matters

1. The residents within the street scene and surrounding properties have expressed concerns regarding construction activity and the potential disturbance arising during the construction period, particularly in light of the impact that previous development has had in the area. Whilst each application must be assessed on its own merits, it is considered appropriate to impose a condition requiring the submission of a Construction Management Statement. This will ensure that any adverse impacts relating to noise, dust, vibration, and construction related traffic affecting adjoining owners or occupiers would be appropriately managed and mitigated.
69. In addition, Neighbours have also raised concerns that the proposal is motivated by financial gain; however, this is not a material planning consideration.

Conclusion

70. It is considered that the scheme accords with most important aspects of the Development Plan (policies PP27, PP31, PP33, and PP35) but as identified, there is a degree of conflict with criterion of policy PP27 in terms of neighbouring amenity and character and appearance. However, the identified harm carries only limited weight and, when considered against the wider policy compliance and the benefits of the scheme, is not considered to amount to a robust or defensible reason for refusal. It is therefore unlikely that such a reason would be upheld at appeal. Having regard to the conclusions relating to these policies as explained above and notwithstanding the minor conflict identified, it is therefore considered that the proposal is in accordance with the provisions of the Development Plan when considered as a whole. Furthermore, and notwithstanding the conflict with the Development Plan policy identified, for the reasons given in this report, it is considered that the identified material considerations including the benefits of the scheme also clearly support a view in favour of granting the proposal.

Recommendation

71. **GRANT permission for the reasons as set out in this report subject to the following conditions:**

Conditions

1. Detailed Permission

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

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

2. Decision Notice – Grant

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

Indicative Location Plan (Drawing No. 2513 01A) – received 8/12/2025

Proposed Site Plan (Drawing No. 2513 02B) – received 22/01/2026

Proposed Floor Plans (Drawing No. 2513 03A) – received 8/12/2025

Proposed Second and Roof Plan (Drawing No. 2513 04A) – received 8/12/2025

Proposed Elevations (Drawing No. 2513 05B) – received 22/01/2026

Indicative Proposed Street Scene (Drawing No. 2513 06A) – received 8/12/2025

Proposed Site Section (Drawing No. 2513 07A) – received 8/12/2025

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

3. Material as specified

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

Reason: To safeguard the visual amenities of the locality.

4. Obscure Glazing of windows

No part of the development hereby shall be used unless the windows on the side and rear elevations [such expression to include the roof] as shown on approved plans (Drawing Nos. 2513 03A & 2513 04A) 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 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 times maintained. Every obscure glazed window shall thereafter be retained in a manner that fully accords with the specification 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 adjoining property.

5. Screening to Balcony

No part of the development hereby permitted shall be used until obscure glazed screens of no less than 1.8 metres in height and conforming with or exceeding Pilkington Texture Glass Level 3 (or an equivalent level in any replacement standard) have been erected along the north western (rear) & south western (side) elevations of the proposed terraces/balconies. These shall thereafter be retained.

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

6. Construction Method Statement

No part of the development hereby permitted, including any site clearance, ground work and the bringing on to site of any equipment, materials and machinery for use in connection with the implementation of the development, shall be commenced unless a Construction Method Statement has first been submitted to and approved in writing by the local planning authority which in particular includes details relating to the following:

- (a) The parking of any vehicles of site operatives and visitors;
- (b) The loading and unloading of any plant and material;
- (c) The storage of all plant and material to be used for the purposes of any site clearance, ground work and construction;
- (d) The erection and maintenance of any security hoarding including any decorative displays and any facilities for public viewing;
- (e) Any wheel washing facilities;
- (f) Measures to control the emission of dust and dirt during any site clearance, ground work and construction; and
- (g) A scheme for recycling and disposing of waste resulting from any site clearance, ground work and construction.
- (h) the erection and position of scaffolding.
- (i) measures to control access along the shared driveway between No. 5 and No. 5a Chaddesley Wood Road.

The development shall thereafter at all times only be carried out in accordance with the approved Construction Method Statement.

Reason: To safeguard the amenity of the locality and this is a pre-commencement condition to ensure the implementation of suitable practices at all stages of carrying out the development.

7. Removal of PD Rights – Enlargement

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 enlargement of the existing dwelling hereby permitted shall be constructed beyond that approved with this permission.

Reason: To enable control to be retained over the future development of the site in the interest of local amenity.

Informatics

1. Statement Required by NPPF – Grant

In accordance with the 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.

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

2. Biodiversity Net Gain – Householder Approval

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 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. The Council has a statutory duty to include in a notice of approval or refusal a statement explaining whether, and if so how, in dealing with the application the Council worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with a planning application. Therefore, as a minimum a statement relating to this should always be included. An example of the sort of wording that might be used for this purpose is set out below.

3. Bats may be present

The applicant is advised that bats are protected in the UK by Schedule 5 of the Wildlife and Countryside Act 1981 and Part 3 of the Conservation of Natural Habitats and Species Regulations 2017 and they are also protected by European and International Law. Work should proceed with caution and if any bats are found, all work should cease, the area in which the bats have been found should be made secure and advice sought from National Bat Helpline (tel: 0345 1300 228). website <https://www.bats.org.uk/our-work/national-bat-helpline>.

4. Demolition Informative

Whilst substantial demolition of the existing dwelling is proposed, this application is considered to be a householder application due to the walls retained as illustrated on the

submitted plans. However, the applicant is advised if during the course of demolition and construction additional walls over and above those indicated on the approved plans are required to be demolished, the application may fall outside of a householder application and a full planning application may be required for full demolition and rebuild.

5. Party Wall Act

The applicant is advised that the proposed development is situated to the property boundary and "The Party Wall etc. Act 1996" is therefore likely to apply.

6. No right to entry to land within applicant(s) control

For the avoidance of doubt, the applicant is advised that this planning permission does not convey the right to enter land or to carry out works affecting or crossing the boundary with land which is not within your control without your neighbour's consent. This is, however, a civil matter and this planning consent is granted without prejudice to this.

Background Documents:

Documents relevant to this application and Officer Report has been uploaded to the Council's website and is publicly accessible and includes all formal consultation responses and representations submitted 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: EBR

Date: 21/01/2026

Agreed by: Katie Herrington

Date: 26/01/2026

Comment: