



Planning Committee

Application Address	16 Lakeside Road, Poole, BH13 6LR
Proposal	Variation of condition No. 2 (Plans List) of planning permission APP/24/00786/F (Original description of development - Demolish existing buildings and erect block of 4 flats with parking) for revised internal layouts, altered exterior materials palette, amendment to terraces, straighten angle of south eastern wall and reduced width of top floor
Application Number	P/25/05046/CONDR
Applicant	MSA Holdings (Lakeside) Ltd
Agent	Mr Chris Shipperley
Ward and Ward Member(s)	Canford Cliffs Cllr Gavin Wright Cllr John Challinor
Report Status	Public
Meeting Date	2 April 2026
Summary of Recommendation	Grant
Reason for Referral to Planning Committee	Referred to Planning Committee under paragraph 2.3.3. of part 3A of the constitution. <i>e) applications that the Head of Planning Operations considers are potentially contentious and raise material planning issues, have a finely balanced Officer recommendation or would affect the wider public interest;</i> "Although it's not a strategic major development the nature of the scheme being in a residential area raises material planning issues in respect of impact on the character of the area, neighbours and trees in particular. There is significant objection to the scheme and I consider that the officer recommendation will be finely balanced and as such have referred to planning committee."
Case Officer	Amy Dales
Is the proposal EIA	No

Description of Proposal

1. The application seeks permission to vary condition 2 of the previous permission APP/24/00786/F, which was for 'Demolish existing buildings and erect block of 4 flats with parking', in order to revise internal layouts, alter exterior materials palette, amendment to terraces, straighten angle of southeastern wall and reduce width of top floor.

Description of Site and Surroundings

2. The site sits on the north-east side of Lakeside Road in a residential area of Poole characterised predominantly by two-three storeys single-dwellinghouses of a variety of contemporary and more traditional architectural styles.
3. The site was occupied by a two-storey chalet-style dwelling house of a domestic scale on a raised slope of land, but this has now been demolished, and the previously approved flat block is now under construction.
4. Lakeside Road, as it swings to the north in the vicinity of the application site, is enhanced by significant, mature tree planting within plots and along site boundaries and, also, Branksome Chine. This creates a sylvan feel and strong sense of enclosure to the street. Due to local topography, dwellings on the eastern side of Lakeside Road are at a significantly higher level than the road.
5. The property is covered by an area Tree Preservation Order and there are protected trees to the north, east and south of the site. The site is located outside of the Branksome Park and Chine Gardens Conservation Area but immediately opposite it. The Branksome Park Conservation Area Character Appraisal and Management Plan explains that the Chine comprises both The Chine and Branksome Park Martello Woods. It is an important Open Space, much of it comprising woodland, and that it is its wooded character that is important to the Conservation Area.

Relevant Planning History:

6. APP/24/00786/F – Demolish existing buildings and erect block of 4 flats with parking. Granted. 17.04.2025.
7. APP/22/00603/F – Demolition of existing dwelling and erection of detached dwelling with associated access and parking. Granted. 19.08.2022.

Constraints

8. The following constraints have been identified:
 - Opposite Branksome Park and Chine Gardens Conservation Area
 - Within the Sea Cliff and Chine Stability consultation zone
 - Area TPO 97/00011 on and adjacent to the site
9. With respect to any buildings or other land in a Conservation Area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area – section 72 - Planning (Listed Buildings and Conservation Areas) Act 1990.

Public Sector Equalities Duty

10. 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

11. 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.
12. 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.
13. For the purposes of section 40 Natural Environment and Rural Communities Act 2006, in assessing this application, consideration has been given as to any appropriate action to further the “general biodiversity objective”.

Consultations

14. BCP Ecology Officer – No objection
15. BCP Highway Authority – Initially raised issues that were subsequently amended by the applicant, and no longer have objection subject to the inclusion of the same conditions for planning permission APP/24/00786/F.
16. BCP Tree Officer – Initially required further information to determine issues, this was provided by the applicant, and the tree officer therefore raises no objection.

Representations

17. Site notices were posted outside the site on 19th December 2025 with an expiry date for consultation of 12th January 2026. A total of 15 letters of representation from 9 people have been received in objection to the proposed development. The letters comprise the following comments:
 - Overdevelopment
 - Effect on Chine
 - Effect on TPO'd Trees
 - Highways safety and parking
 - Lack of clarity and accuracy on plans
 - Concerns over existing site excavation
 - Visual impact of amended materials
 - Privacy impacts on residents, particularly to the rear
 - Addition of mass

- Damage to habitats and wildlife

Key Issue(s)

18. This application relates solely to the revisions to the originally approved scheme, namely the revised internal layouts, amendments to terraces, straightening of the southeastern wall, reduced width of top floor and changes to external materials proposed. The principle of development is not under consideration as this was approved under the original consent.
19. As such, the key issue(s) involved with this proposal are:
 - Impact on character and appearance of the area
 - Impacts on residential amenity
 - Impact on highways and parking
 - Impact on trees
 - Biodiversity net gain
 - S106/Contributions
 - Other matters
20. These issues will be considered along with other matters relevant to this proposal below.

Policy context

21. 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:

Poole Local Plan (adopted November 2018)

PP1 Presumption in favour of sustainable development
 PP27 Design
 PP30 Heritage Assets
 PP31 Poole's Coast and Countryside
 PP32 Poole's nationally, European and internationally important sites
 PP33 Biodiversity and Geodiversity
 PP34 Transport strategy
 PP35 A Safe, connected and accessible transport network
 PP39 Delivering Poole's Infrastructure.

Supplementary Planning Documents (SPD)

BCP Parking Standards SPD (Adopted 5 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)

22. 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

Presumption in favour of sustainable development

23. 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.
24. 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.
25. 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.
26. As of 9 February 2026, BCP Council can demonstrate a 2.55year housing land supply against the required five year supply, which includes a 20% buffer. Consequently, in accordance with paragraph 11 of the NPPF, the relevant housing policies are considered out of date, as the local planning authority is unable to evidence a five year supply of deliverable housing sites.
27. In this instance, the scheme would provide 4 additional dwellings 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.

28. For this planning application the benefits provided from the supply of new homes are considered to carry significant weight in the planning balance

Impact on the character and appearance of the area

29. Policy PP27 of the Poole Local Plan (2018) states that development will be permitted where it reflects or enhances local patterns of development in terms of layout, height, scale, massing, materials, landscaping and visual impact.
30. Policy PP30 sets out that The Council will expect development to preserve or enhance Poole's heritage assets. In all cases, proposals will be supported where they: (a) Preserve or enhance the historic, architectural and archaeological significance of heritage assets, and their settings, in a manner that is proportionate with their significance.
31. Policy PP31 seeks that new development respects the built shoreline character of Poole and ensure that the siting and position, height and number of structures would not detract from views to and from the cliffs, the sea, the beach or chines.
32. A number of public objections received raise issue with overdevelopment of the site and increased mass.
33. The proposed changes are revised internal layouts, amendments to terraces, straightening of the southeastern wall, reduced width of the top floor and changes to the external materials proposed.
34. The revisions to the internal layouts have no impact on the external appearance beyond some alterations to the glazing proposed. There is an additional set of windows on the second and third floors on the northeastern elevation, an additional single window on the first and second floors of the southwestern elevation, and there is one less window on the southeastern elevation. As the northeastern and southwestern elevations are the front and rear of the development and therefore already contain most of the glazing for the scheme, and they are in keeping with the style of rest of the glazing, this is not considered to have any adverse impact on the appearance of the building. Amenity impacts of these changes are discussed in the relevant section below.
35. The amendments to terraces, straightening of the southeastern wall and reduction in the width of the top floor ultimately result in a slightly more boxy, straightforward design than what was previously approved and moves the top floor slightly away from the trees to the northwest and makes it sit more centrally on top of the wider floors below. Overall, there is a slight decrease to the total floorspace of the whole building from 764.5 sqm to 762.4 sqm, although there is a small increase to the internal floorspace from 652.2 sqm to 677.7sqm. This increase is mainly on the second and third floors on the southwestern and southeastern sides of the building, but the increases only widen small sections and don't go beyond the build lines of the floors below and so in terms of appearance it simply creates a more boxy, symmetrical appearance to the building which is not considered out of keeping with the streetscene.
36. The amendments to the exterior materials from white linear bricks, grey concrete effect render, grey aluminium cladding and grey aluminium louvres to light grey bricks, bronze effect cladding and timber effect cladding has a limited change to the appearance of the dwelling and given the mix of materials and styles present on other houses in the area, these changes are not considered to be out of keeping with the character of the area.
37. Overall, it is considered that the proposed changes to the appearance of the development are minor and would not create any further harm to the character and appearance of the area or that of the Conservation Area than what was already approved under APP/24/00786/F. It would therefore comply with policies PP27, PP30 and PP31 of the Poole Local Plan (2018).

Impact on neighbouring amenity and privacy

38. 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).
39. Policy PP27 of the Poole Local Plan (2018) also outlines that development should not result in a harmful impact upon amenity for local residents, or future occupiers in terms of sunlight and daylight, privacy, noise and vibration, emissions, artificial light intrusion and whether the development is overbearing or oppressive.
40. Some of the public objections also raised concerns regarding impacts to neighbouring privacy, particularly in relation to no. 18 Lakeside Road which lies to the north and rear of the site.
41. The proposed internal alterations result in the addition of windows on the northeastern elevation on the second and third floors. On the second floor the two sets of double windows that served beds 1 and 2 will now just serve bedroom 2 of the third unit, which does not change any privacy impacts, and the additional windows added to the far east would serve the kitchen and living space of this unit.
42. Given the ground level height differences between no.16 and no. 18, and the intervening TPO'd trees that separate the properties, it is not considered that the changes to the glazing proposed would have any significant adverse impacts on privacy of either existing or future occupiers of the dwellings beyond what is already approved.
43. It is therefore considered that the proposal would result in satisfactory living conditions for both current and future occupiers and accords with Policies PP27 and PP28 of the Poole Local Plan (2018).

Impact on parking provisions and highway safety

44. Policies PP34 and PP35 of the Poole Local Plan (November 2018) gives a number of requirements that new development should achieve regarding highway, pedestrian, other sustainable transport matters. Amongst other respects, they seek to ensure a satisfactory means of access and provisions for parking, servicing, and manoeuvring in accordance with the adopted standards.
45. The scheme proposes no changes to the parking provision previously approved under permission APP/24/00786/F which included four vehicle spaces.
46. Originally the proposed internal alterations for this scheme resulted in the addition of two additional habitable rooms within unit 2 and there was also a small change to the pedestrian visibility splay. The Highway Authority were consulted and raised issue with the splay and the additional rooms as it further increased the need for additional parking provision on the site.
47. However, the applicant has subsequently amended the internal alterations to remove these additional rooms and the Highway Authority supports the proposal subject to the inclusion of the same conditions previously included in permission APP/24/00786/F.
48. Therefore, subject to the continued inclusion of conditions, the development would be considered acceptable in relation to highways and pedestrian safety and complies with Policies PP34 and PP35 of the Poole Local Plan 2018.

Impact on trees

49. 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.

50. The application site is situated adjacent to an Area Tree Preservation Order (Ref: TPO97/00011) and there are trees present in the neighbouring and nearby residential properties.
51. The proposed development has been assessed in relation to the proximity of the nearby protected trees.
52. The proposed scheme slightly reduces the width of the upper floor on the northwestern side, which moves it slightly away from TPO'd trees.
53. The Tree Officer was consulted on the proposal and initially considered that there were not impacts from a root protection perspective, but raised concerns with the increased balcony projections as without the provision of any updated arboricultural information with the application, it could not be determined if one of the TPO'd trees would be affected.
54. The applicant subsequently provided updated floor plans showing the locations of protected trees in relation to both the existing permitted floor plan, and that of the proposed floor plans. The Tree Officer was re-consulted and is now satisfied that the increases to the balconies do not affect the existing permitted distances of the building from the protected T4 Oak nearest to the development, as they are located on the southwestern elevation, and raise no objection.
55. On this basis, the proposed changes are not considered to result in any impacts to trees and subject to the continued inclusions of conditions attached to permission APP/24/00786/F, would be in accordance with the provisions of Policy PP27 of the Poole Local Plan (November 2018).

Biodiversity

56. 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 at Policy PP33 – biodiversity and geodiversity, sets out policy requirements for the protection and where possible, a net gain in biodiversity.
57. In addition, a 10% biodiversity net gain (BNG) is required as per the Environment Act 2021 and paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 ensures that approved permissions 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.
58. A Small Sites Metric, Ecological Impact Assessment and Biodiversity Net Gain Statement (including baseline and post development habitat plans) were submitted to support the application. The metric confirms the existing onsite habitat as a mix of 'vegetated garden' and already developed land/sealed surface. The proposed development includes the removal of some of the vegetated garden. The proposed matrix suggests that a BNG of 10.32% can be provided on site whilst meeting the required trading rules. The accompanying metric, show that this will be achieved through the planting of 5 small trees to the side of the development, vegetated garden and a green roof.
59. The biodiversity gain hierarchy, as set out within articles 37A and 37D of the Town and Country Planning (Development Management Procedure) (England) Order 2015 sets out a

list of priority actions that must be followed in relation to biodiversity at the design stage of a proposed development:

- first, in relation to onsite habitats which have a medium, high and very high distinctiveness (a score of four or more according to the statutory biodiversity metric), the avoidance of adverse effects from the development and, if they cannot be avoided, the mitigation of those effects; and
- then, in relation to all onsite habitats which are adversely affected by the development, the adverse effect should be compensated by prioritising in order, where possible, the enhancement of existing onsite habitats, creation of new onsite habitats, allocation of registered offsite gains and finally the purchase of biodiversity credits.

60. The first part of the Biodiversity Gain Hierarchy relates to any 'medium' or higher distinctiveness habitats (with a biodiversity score of 4 or higher according to the biodiversity metric) within the site, and states that priority must be given to avoiding harm, or mitigating harm to those habitats. Where it can be demonstrated and justified that it would not be possible to avoid or mitigate harm to these medium or higher distinctiveness habitats, consideration of these habitats will then move to the second part of the Biodiversity Gain Hierarchy.
61. For all lower distinctiveness habitats (with a score above zero but less than 4), only the second part of the hierarchy will apply.
62. In this case, part of the existing 'vegetated garden' (biodiversity score 2) would be lost. Therefore, biodiversity gain hierarchy requires developers to firstly prioritise compensation for any loss through the enhancement of existing or creation of new habitat onsite as far as possible. Where not possible, any shortfall can be made up through the purchase of off-site units or where these are not available, statutory credits.
63. This appears to tie in with the submitted landscape plan, although this plan does not accurately demonstrate the layout of the parking area or the position of retaining walls. However, regardless of this, it is demonstrated that 10% BNG could be achieved on site, subject to further information that can be secured through the BNG condition. Should 10% BNG not be achieved on the site, then the BNG hierarchy shall apply with the requirement of offsite credits.
64. Although the exact details of any off-site BNG contribution would not be required until after determination of the application, when discharging the biodiversity gain condition. Paragraph 19 of the BNG Planning Practice Guidance advises that consideration should be given at determination of an application of whether the biodiversity gain condition is capable of being successfully discharged. This includes consideration of whether the appropriate balance expected between onsite and offsite gains has been achieved in accordance with the Biodiversity Gain Hierarchy.
65. The tree planting appears to be in communal areas and not in private gardens, but this requires clarification. Any proposed habitat features shown on the plans within areas of private garden may not count towards the final post development biodiversity score. Statutory credits may therefore be required, although the proposed landscaping features are also positive and can be conditioned as part of the site landscaping.

S106/Contributions

66. 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.

67. 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.
68. 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.
69. The applicant entered into a S106 agreement under the previous permission (APP/24/00786/F) which included a clause covering any subsequent S73 applications and as such no Deed of Variation is required, and they are only required to pay the uplift in contributions to secure appropriate mitigation. This payment has been received and the proposal will accord with the provisions of Policy PP32 and PP39 of the Poole Local Plan, Poole Harbour Recreation 2019-2024 SPD and The Dorset Heathlands Planning Framework 2020-2025 SPD.

Other matters

70. A number of public representations also state plans are inaccurate or include misrepresentations. The plans provided are drawn to scale by an appropriately qualified professional (Architect) and officers need to consider the proposal before them, which includes alterations as set out in the above report. Should any material differences be observed during construction then this can be addressed through the Council's planning enforcement powers as necessary.

Planning Balance / Conclusion

71. The Council cannot currently demonstrate a 5-year supply of deliverable sites for housing. Furthermore, the results of the latest Housing Delivery Test, published in December 2024, confirm that an insufficient number of homes have been built in the Poole area over recent years. As a result of the shortfall, policies related to the location and supply of housing are deemed to be out of date. In such circumstances, Paragraph 11d and footnote 8 of the National Planning Policy Framework (the Framework) require that permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework as a whole.
72. The proposal would continue to provide 4 new homes that would assist in meeting need in the area.
73. Subject to conditions, the proposal would not cause harmful impacts to the character of the area or Conservation Area, or adversely impact upon residential amenity, result in issues of highway safety or congestion, or result in harm to protected species or trees. As such, the proposal is considered to accord with the relevant policies of the Poole Local Plan and the NPPF.

Recommendation

74. Grant, subject to the following conditions:

Conditions

1. The development hereby permitted shall begin not later than the expiration of three years beginning with the date of 17/04/2025.

Reason: To prevent the time limit for implementation of the original permission being altered in accordance with the requirements of section 73 Town and Country Planning Act 1990 (as amended).

2. The development hereby permitted shall be carried out in accordance with the following approved plans and documents, unless otherwise stated by other conditions or legal agreement;

Tree Protection Plan - 554.1/TPP/3A Rev A

Street Scene - 9765/203 Rev I

Connection Plan - 9765/208

Level Plan - 9765/207 Rev A

Proposed Elevations - 9765/402 Rev B

Site Sections - 9765/404 Rev A

Proposed Floor Plans - 9765/401 Rev F

Site Plan - 9765/400 Rev C

Arboricultural Impact Assessment 554.1/AIA/3/A

Arboricultural Method Statement 554.1/AMS/3/A

KJF Consultancy Ltd Bat Survey Report on 16 Lakeside Road dated 06.09.24. 22

BNG Metric dated 24th July 2024

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

3. The development hereby permitted shall be carried out in accordance with the EEG Report ref: B4913/25/SI Geo-Environmental Site Investigation Report (Dated May 2025) and Email correspondence from Julian Case (including Katie Herrington and Matthew Singleton) of the 19/06/2025, 17/06/2025; 10/06/2025; 09/06/2025; 06/06/2025; 30/05/2025 and approved on 19th June 2025.

Reason: To maintain ground stability such that adverse impacts on the adjacent chine slopes and services are avoided.

4. No part of the development hereby permitted shall be occupied unless the drainage scheme has been installed, which has first been submitted to and approved in writing by the local planning authority; The scheme shall in particular include: (a) Arrangements for the discharge of foul and surface water that takes into account the Geotechnical Interpretative Report (GIR) and Ground investigation report required by condition 3; [(b) A management and maintenance plan for the lifetime of the development that secures the operation of the approved drainage scheme throughout this time]; and (c) A timetable for delivery. The development shall only be carried out in accordance with the approved drainage scheme and at all times the arrangements for the discharge of foul and surface water shall be maintained and managed in accordance with that approved scheme.

Reason: To ensure that proper provision is made for a drainage scheme and this is a pre-commencement condition to ensure that all necessary works are provided at an appropriate time.

5. The development hereby permitted shall be carried out in accordance with the Condition Supervision Report and email from Fred Ingarfield dated 18/06/2025 and approved on 19th June 2025. The so approved details shall form the RPA as referred to in conditions 6.

Reason: To ensure that trees and their rooting environments are afforded adequate physical protection.

6. No excavation within the RPA of T001, as defined by condition 5, shall be commence, unless details of the retaining walls and associated paraphernalia have been first been submitted to and approved in writing by the Local Planning Authority. These details shall comprise: a) The position, thickness and means of installation of any retaining walls and changes to land levels, taking account of the findings of the Geotechnical Interpretive Report and Ground investigation required by condition 3 - including any hydrological implications. b) the position of any steps of other means of access associated with such retaining wall. such details shall be carried out in accordance with the so approved details.

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

7. No erection of permanent retaining walls shall be commence, unless details of the retaining walls and associated paraphernalia have been first been submitted to and approved in writing by the Local Planning Authority. These details shall comprise: a) The position, thickness and means of installation of any retaining walls and changes to land levels, taking account of the findings of the Geotechnical Interpretive Report and Ground investigation required by condition 3 - including any hydrological implications. b) the position of any steps of other means of access associated with such retaining wall. such details shall be carried out in accordance with the so approved details.

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

8. No excavation work during the implementation of the development hereby permitted, within the root protection areas as set out in condition 5 (T001), shall take place unless it is hand dug and no tree root within any such root protection area in excess of 20mm in diameter shall be severed without the prior written approval of the local planning authority.

Reason: To ensure that trees and their rooting environments are afforded adequate physical protection.

9. The development hereby permitted shall be carried out in accordance with the Condition Supervision Report, Email from Fred Ingarfield dated 18/06/2025 and 19/06/2025, Arboricultural Impact Assessment 554.1/AIA/3/A, and Arboricultural Method Statement A approved on 19th June 2025.

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

Reason: To ensure that retained trees and their rooting environments are afforded adequate physical protection and this is a pre-commencement condition to prevent any

harm being caused to those trees that might result from any other work being carried out in relation to the development.

10. With the exception of the requirements of conditions 4,5,6, and 8, all works relating to the ground clearance, tree works, demolition and development with implications for trees shall be carried out as specified in the approved arboricultural method statement, and shall be supervised by an arboricultural consultant holding a nationally recognised arboricultural qualification.

Reason: To prevent trees on site from being damaged during construction works and in accordance with Policy PP27 of the Poole Local Plan (November 2018)

11. The development hereby permitted shall be carried out in accordance with the Condition Supervision Report, email from Fred Ingarfield dated 18/06/2025 and 19/06/2025, Arboricultural Impact Assessment 554.1/AIA/3/A, and Arboricultural Method Statement A approved on 19th June 2025. Any approved remedial works shall subsequently be carried out under strict supervision by the arboricultural consultant immediately following that approval.

Reason: In order that the Local Planning Authority may be satisfied that the trees to be retained on-site will not be damaged during the construction works and to ensure that as far as possible the work is carried out in accordance with current best practice and in accordance with Policy PP27 of the Poole Local Plan (November 2018).

12. Prior to the commencement of development above ground level, and following the approval of condition 3 (ground stability), details of proposed ground levels and building heights shall be submitted to and approved in writing by the Local Planning Authority. This shall include; a levels survey of the adjacent ground and buildings height of both number 14 and 18 Lakeside, proposed completed ground levels across the whole of the proposal site, The position and thickness of any retaining required retaining walls. proposed floor levels of each floor within the proposed building All measurements shall be stated in Datum points and any elevations scaled.

Reason: In the interest of the Character and appearance of the Conservation and Area.

13. No part of the development hereby permitted shall be occupied unless details as to the position(s), design(s), material(s) and type(s) of boundary treatment to be provided in respect of the development have first been submitted to and approved in writing by the local planning authority. No part of the development shall be occupied unless the boundary treatment has been fully provided in accordance with the approved details. Reason: In the interests of amenity.

14. No part of the development hereby permitted shall be constructed above the proposed finished ground level unless details of the materials to be used in the construction of the external surfaces including any roof have first been submitted to and approved in writing by the local planning authority. The submitted details shall include samples of all such materials unless otherwise agreed in writing by the local planning authority. The development shall only be carried out in accordance with the approved details and once provided the approved materials shall thereafter at all times be retained.

Reason: To ensure that the impact of the development on the visual amenities of the locality is acceptable.

15.No part of the development hereby permitted shall be occupied unless the balconies to the side elevations of the development hereby approved are obscure glazed and of a height ground that floor level of at least 1.8 metres in height.

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

16.No part of the development hereby permitted shall be occupied unless the windows to the rear elevation of the top floor are obscured glazed which conforms with or exceeds Pilkington Texture Glass Privacy Level 3 (or an equivalent level in any replacement standard), and fixed shut. The obscured glazed windows shall thereafter at all times be retained in a manner that fully accords with the specifications of this condition.

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

17.The development hereby permitted shall be carried out in accordance with the Advanced demolition appendix 24, Demolition rams – 16 lakeside road, and Doc-20250417-wa0001, approved on 19th June 2025. The development shall thereafter at all times only be carried out in accordance with the approved Demolition and 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.

18.No part of the development above ground level hereby permitted shall commence unless the vehicle parking, turning, and bin stores have first been fully constructed and laid out in accordance with details that have been first submitted to and approved in writing by the Local Planning Authority. Such details shall clearly show the vehicle turning area, visibility splay areas, parking spaces, including electric charging points, and the bin stores.

Such approved details shall be completed prior to the first occupation of the development and shall be permanently retained.

Reason: In order to ensure adequate provision is made for the parking of vehicles, and visual amenity.

19.The visibility splay areas, as defined by the approved plan pursuant to condition 17, shall at all times shall be retained at 0.6m above the relatively level of the adjacent highway, kept free from all obstructions and maintained in a way that ensures that they provide clear visibility to and from the highway and any access associated with the visibility splays.

Reason: In the interests of highway safety.

20.No part of the development hereby permitted shall be constructed above ground level unless a scheme of soft landscaping including all planting has first been submitted to and approved in writing by the local planning authority. The approved landscaping scheme shall be carried out in the first planting season following substantial completion of the development or the first occupation of any part of it, whichever is the sooner. Any tree or plants found damaged, removed, dead or dying in the first 5 years following its planting shall be replaced with a tree/plant of the same species and similar size or such other species and size as has otherwise been submitted to and approved in writing by the local planning authority.

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

Informatives

1. 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.

2. This grant of permission is to be read in conjunction with the Legal Agreement dated 2nd October 2024.
3. The applicant should be aware that the proposals could result in damage to the root system of the trees and hedge on the adjoining boundary. While the excavation for the footings will not render the tree(s) unsafe, you are advised to notify the owner of the tree(s) of your proposals prior to commencement and if necessary take independent arboricultural advice.
4. The applicant is requested to give the Council Tree Team three working days' notice of the work being carried out.
5. 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>.
6. 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 29 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.

7. The applicant needs to be aware that the Community Infrastructure Levy (CIL) will be applied to this development. The Council will shortly be issuing a CIL Liability Notice

following the grant of this permission which will provide information on the applicant's obligations.

Background Documents:

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: ADL

Date: 18/03/2026

Agreed by: Katie Herrington

Date: 18/03/2026

Comment: