



Planning Committee

Application Address	39 Shillito Road Poole BH12 2BW
Proposal	Alterations, loft conversion with rear roof dormer extension and a change of use from a dwelling (C3 Use) to a 7 bedroom HMO (Sui Generis Use) for a maximum occupancy of 7 people, with associated cycle and bin store.
Application Number	P/26/00207/FUL
Applicant	James Haggett Property Investments Ltd
Agent	Mr Matt Annen Pure Town Planning
Ward and Ward Member(s)	Newtown & Heatherlands ward Councillor Millie Earl Councillor Marion Le Poidevin Councillor Sandra Mackrow
Report status	Public
Meeting date	2 April 2026
Summary of Recommendation	Grant in accordance with the details set out below
Reason for Referral to Planning Committee	20+ objections have been received from properties located within a 1-mile radius from the site.
Case Officer	Carolyn Goddard
Is the Proposal EIA Development?	No

Description of Proposal

1. Planning permission is sought for alterations, a loft conversion with rear roof dormer extension and a change of use from a dwelling (C3 use) to a 7 bedroom HMO (Sui generis use) for a maximum occupancy of 7 people, with associated cycle and bin store.

Description of Site and Surroundings

2. The existing property is a 2 storey terrace house finished in a red brick with a double height front bay window below a decorative front gable with a slate tiled roof. It is located on the south side of Shillito Road, within the Parkstone area of Poole. To the front is a boundary wall and piers in red brick which matches the brick finish of the front of the property. To the rear is a single storey extension to the existing back addition. There is an outbuilding at the foot of the back garden. The property is located centrally within a terrace of seven dwellings which have a uniform appearance.
3. Many properties along this side of Shillito Road have informal parking areas at the rear.
4. The character of the area is predominantly residential comprising dwellings in a range of architectural styles and finishes. The site is well located in terms of access to public bus services; it is in close proximity to Ashley Road to the south, providing access to local shops and services.

Relevant Planning History

5. None relevant on the site.
6. The development to the rear of the site in Carnegie Close relates to application reference 23740/10 - Erect 5 shop units and 18 flats (in accordance with amended drawings received on 07/11/1988. Approved 1988.

Constraints

7. Poole Harbour Nutrient Catchment Zone.

Public Sector Equalities Duty

8. 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

9. 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.

10. 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”.
11. For the purposes of this application, in accordance with section 17 Crime and Disorder Act 1998, due regard has been had to, including the need to do all that can reasonably be done to prevent, (a) crime and disorder in its area (including anti-social and other behaviour adversely affecting the local environment); (b) the misuse of drugs, alcohol and other substances in its area; and (c) re-offending in its area.
12. For the purposes of this report regard has been had to the Human Rights Act 1998, the Human Rights Convention and relevant related issues of proportionality.

Consultations

13. **BCP Highways** - no objections subject to conditions to secure vehicle and cycle parking.
14. **BCP Waste and Recycling** - no objections.
15. **Wessex Water** - no objections.
16. **BCP Ecology** – no objections subject to a condition to secure biodiversity enhancement.

Representations

17. Site notices were posted outside the site on 3 February 2026 with an expiry date of consultation of 24th February 2026.
18. As of 11 March 2026, 39 representations were received, objecting to the proposal for the following reasons:
 - Too many HMOs in the area and on the road already, there should be a limit per street
 - the house is a small two bedroom house that should not be increased in size this significantly
 - does not comply with Policy PP35 of the Local Plan regarding parking access and highway safety, parking is so difficult in the area
 - the extension will increase bulk and massing and be out of keeping with neighbouring dwellings
 - seven people in an HMO represents a materially different impact from a single family dwelling in terms of comings and goings, noise and disturbance
 - incremental loss of family homes in the area
 - there has been noise and disturbance from adjacent HMO for 18 months, with unbearable smell and dust
 - extensions will overlook and overshadow neighbours
 - insufficient space for waste and recycling bins on the site
 - the only gains would be for the developer

- impacts on neighbouring amenity from the extensions and noise
- the rear garden is small and would not leave sufficient amenity space
- stress on local amenities
- the area will be too densely packed, especially as the house is a terrace
- the area is a family area and will cause noise and disturbance to them
- the residents will drive and there is not enough space on the road
- highway safety concerns with children walking to school
- antisocial behaviour and safeguarding concerns
- many in the road already, taking away family houses
- the people that live in them do not contribute to the community
- the extension would be out of keeping and take away from the features of the terrace
- concerns over waste and impacts from vermin

19. Officer comment: The behaviour of future occupants and any financial benefit to the developer are not planning matters and cannot be taken into consideration in the assessment of this application.

Key Issue(s)

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

- Presumption in favour of sustainable development
- Principle of development
- Impacts on the character and appearance of the area
- Impacts on neighbouring amenity
- Impacts on living conditions of future residents
- Impacts on highways and parking
- Biodiversity and Biodiversity Net Gain
- Sustainability considerations
- Waste collection considerations
- Heathlands, Poole Harbour and CIL contributions

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

Policy context

22. 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. In reaching this decision the policies in the Development Plan for the area were taken into account. The development plan in this case comprises the Poole Local Plan, relevant local documents and the National Planning Policy Framework 2024.

23. These include specifically the following policies:

Poole Local Plan (Adopted 2018)

- PP01 Presumption in favour of sustainable development
- PP02 Amount and Broad Location of Development
- PP27 Design
- PP28 Flats and Plot Severance
- PP32 Poole's Nationally, European and Internationally Important Sites
- PP33 Biodiversity and Geodiversity
- PP34 Transport strategy
- PP35 A Safe, Connected and Accessible Transport Network
- PP37 Building Sustainable Homes and Businesses
- PP39 Delivering Poole's Infrastructure

Local documents

- BCP Parking Standards SPD (adopted January 2021)
- The Dorset Heathlands Planning Framework 2020-2025 SPD (Adopted March 2020)
- Nitrogen Reduction in Poole Harbour SPD
- Poole Harbour Recreation 2019-2024 SPD

National Planning Policy Framework 2024 ("NPPF" / "Framework")

Including in particular the following:

Section 2 - Achieving sustainable development

Section 11 - Making effective use of land

Section 12 - Achieving well designed places

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

24. 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 proposal, 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.

25. 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.

26. 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.

27. As of 9 February 2026, BCP Council can demonstrate a 2.55 year 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.

28. The existing property is laid out as a 2 bedroom single dwelling (Use Class C3). There is no mechanism to secure the number of bedrooms of the existing dwelling. Under permitted development rights afforded to the single dwelling, the use can be changed to a small HMO for a maximum of 6 people (Use Class C4) without the need for planning permission. Accordingly, the proposal results in the increase of one additional single occupancy bedroom, equivalent to one additional self-contained flat.
29. The proposed HMO is likely to be a more affordable type of housing that would provide greater choice and meet the needs of those people who might otherwise be unable to afford to rent or purchase a flat or house, whilst making an efficient use of the site and contributing towards the council's housing targets. 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.
30. For this planning application the benefits provided from the supply of an additional home are considered to carry significant weight in the planning balance.

Principle of development

31. The Poole Local Plan sets out a spatial planning framework to meet objectively assessed needs to 2033. In accordance with Policy PP01, the Council will take a positive approach when considering development proposals that reflects the presumption in favour of sustainable development contained in the NPPF. In terms of meeting housing needs, a strategic objective of the Poole Local Plan is to deliver a wide range and mix of homes in the most sustainable locations. Policy PP2 identifies the amount and broad locations of development and states that the majority of new housing will be directed to the most accessible locations within Poole, these being the town centre, district and local centres and locations close to the sustainable transport corridors.
32. The site is within a sustainable location (Zone B), with access to shops, services and public transport. As outlined by Policy PP2, the district centres play an important supporting role to the town centre, providing some of the essential services and facilities within convenient walking and cycling distance of each local community. A sustainable transport corridor is defined by the Poole Local Plan as being 400 metres either side of a road capable of extending service provision by the end of the plan period to four buses per hour (each way) or within 500 metres radius of a railway station. The intention of this policy is that within these areas the majority of higher density development will place a greater number of people within close walking distance of public transport and a range of services/facilities as a convenient alternative to use of the car.
33. This approach is reinforced by Policy PP34 which also states that new development will be directed to the most accessible locations which are capable of meeting a range of local needs and will help to reduce the need for travel, reduce emissions and benefit air quality, whilst PP35 also states that proposals for new development will be required to maximise

the use of sustainable forms of travel. Significant weight therefore must be applied to the provision of additional residential accommodation which meets these policy objectives.

34. In this instance, the proposal represents a form of development located within the sustainable transport corridor as identified by Policy PP2 and indicated on the Proposals Map, being in a sustainable location close to the local services and facilities and with access to the public transport service stops (bus stations) along Ashley Road. As such, the proposed development to create additional accommodation is acceptable in this sustainable location where residential development is supported in accordance with the provisions of Policies PP2, PP34 and PP35. The principle of the development is therefore considered acceptable and is appropriate in this location.
35. Additionally, Policy PP8 states that “As a mix of all housing types and sizes are needed in Poole and in order to provide flexibility, . . . the Council does not prescribe a particular housing mix development should follow. The mix will be considered on a case-by-case basis and will be dependent upon the context of the site and any other issues such as viability”.
36. The Poole Local Plan (November 2018) does not contain any specific planning policies relating to HMOs nor is there an Article 4 direction in place restricting the number of HMOs in the area. Moreover, HMOs are considered to provide a much-needed form of residential accommodation and tenure. The application would therefore contribute to the wide range of homes and mix of tenure in accordance with Policy PP8, as well as contribute to meeting the Council’s housing shortfall.

Impacts on the character and appearance of the area

37. Policy PP27 of the Poole Local Plan seeks to ensure that development exhibits a high standard of design that will complement or enhance Poole's character and local distinctiveness by respecting the setting and character of the site, surrounding area and adjoining buildings by virtue of function, siting, landscaping and amenity space, scale, massing, height, design details, materials and appearance.
38. The subject property is located on the south side of Shillito Road and backs onto a parking courtyard and a terrace of dwellings at Carnegie Close, which lies adjacent to the rear of the shops and services along Ashley Road to the south of the site. The property is located centrally within a terrace of seven dwellings which have a uniform appearance.
39. The proposal involves extending the property at roof level to create habitable rooms within the roof space to facilitate a change of use to a 7 bed HMO. It is proposed to erect a full width dormer to the main roof slope together with a roof extension on top of the back addition. The proposed dormer and extension on top of the back addition would have flat roofs, be set just above eaves level but would not project above the main ridge height. The proposed extension would not be visible from Shillito Road and as such the proposal would preserve the character and appearance of the street scene.
40. Due to their scale and location, the proposed dormer and roof extension would be clearly visible in public views in Carnegie Close at the rear and would stand out within the terrace

which is otherwise unaltered at roof level. However, it is recognised that the proposed rear dormer and roof extension can be built within permitted development rights attributed to the property as a single dwelling. The proposed extensions would be similar to the roof extension at 55 Shillito Road to the west of the site for which no records exist, presumably built as permitted development.

41. Given its design and scale, the proposal would not result in significant harm to the character or appearance of the area. Accordingly, having regard to the fallback position and in a context of varied roofscapes behind a consistent frontage, the overall character and appearance of the building and its contribution to the street scene would not be significantly altered and would overall continue to reflect local characteristics.
42. With regard to the change of use from a residential dwelling to an HMO, it is acknowledged that permitted development allows for a change of use from a residential dwelling (Class C3) to a small HMO (Class C4) for a maximum of 6 people. The intensification to be assessed in this instance therefore relates to one additional single bedroom that would be created over and above the permitted development rights for the dwelling. The change of use to a large HMO (Sui Generis) for 7 single bedrooms would increase the comings and goings of the dwelling and increase the waste storage and cycle provision required. However, that intensification is only marginally increased by one additional bedroom, such that it is not considered that the intensification of the occupation of the property would have a detrimental effect upon the character and appearance of the area.
43. With regard to the outbuildings for bin and bike storage, these would be modest sized buildings that would be erected within the rear garden adjacent to the side boundaries. The bin store would be of around 1.2 metres in height to fit in five bins to total 4m in width and would ensure a neat solution to the disposal of waste. The proposed bike store would be within a building of 5 square metres with a single pitch roof of a maximum height of 2.2 metres. The buildings would therefore be both single storey in scale, of a modest footprint to meet the requirements of the relevant policies and akin to the outbuildings present in the rear gardens of other properties in the terrace. Therefore, they would not result in any detrimental impacts on the character and appearance of the area.
44. The proposed waste storage within the site would not result in a disproportionate demand for space and would not result in a cramped appearance. The residential use of the site would be maintained and as such, the proposed use of the building as 7 bed HMO with associated domestic paraphernalia would not cause adverse harm to the character and appearance of the area in accordance with Policy PP27 of the Poole Local Plan (2018).
45. For these reasons, it is concluded that the proposal would not have a harmful effect on the character and appearance of the property and local area and would accord with Policy PP27 of the Poole Local Plan 2018.

Impact on neighbouring amenity

46. Poole Local Plan Policy PP27 expects that all forthcoming developments are required to have a good standard of design. Sub section C of the policy requires proposals to be

compatible with the surrounding uses and should not prejudice and result in a harmful impact on neighbouring residential amenity when considering levels of sunlight/daylight, privacy, noise and whether the development is overbearing or oppressive.

47. In terms of the change of use, the proposal would result in a 7 bedroom HMO on the site. As stated above, it is permitted development to change the use of the house to a 6 person HMO and therefore the assessment in this instance relates to the impact of one additional single bedroom/person living at the property. This intensification is minor and would not have a materially detrimental impact upon the living conditions of occupants of neighbouring properties in terms of noise or disturbance.
48. The proposed dormer and extension on top of the back addition would not have any impact upon neighbouring properties across the road, to the rear or to No 41 Shillito Road to the west. The proposed dormer and roof extension on top of the back addition would not project beyond the rear or side elevations (respectively) and would not have an overbearing or oppressive impact upon the occupants of No 37 Shillito Road which adjoins the subject property on the eastern boundary. In terms of privacy, two windows are proposed, one within the rear dormer which would face south towards the rear garden and would have the same outlook as the existing windows in the rear elevation below. The other window would face east towards the back addition of No 37 Shillito Road. No 37 does not have any windows in the western elevation of the back addition or any windows in the roof slope. The property dwelling lies within a residential area and therefore mutual overlooking between gardens is common and it is considered that this window would not significantly increase the level of overlooking over and above the relationship that already exists.
49. The two outbuildings to the rear garden would consist of a bin and cycle store. These would be single storey and modest in height and scale, with an outlook over the curtilage of the dwelling at single storey level and would not result in any detrimental impacts on neighbouring amenity.
50. It is therefore overall considered that based on the design, scale, bulk of the proposal and orientation of the neighbouring buildings, the proposed development would not have an adverse effect on the living conditions of the neighbouring occupiers in particular reference to their outlook.
51. The proposal would therefore accord with Policy PP27 of the Poole Local Plan, which supports new development where it would not result in a harmful impact upon amenity in terms of being overbearing or oppressive.

Impacts on the living conditions of future occupiers

52. The proposed HMO would have 7 bedrooms over three floors; each of with en-suite facilities. The submitted details show that all rooms would be single occupancy to accommodate seven people.
53. Each occupant would have access to appropriate bathroom facilities, with all bedrooms having an en-suite bathroom. The property would also feature a kitchen with 2 x kitchen sinks, 2 x ovens and hobs and 2 x fridge freezers to ensure adequate provision for all

residents. This kitchen would lead onto a lounge area within the rear of the building on the ground floor, which would have a sofa area and TV. When measuring the layout of the kitchen, there would be sufficient counter space to meet the requirements for seven people in order to comply with BCP Council's Amenity Standards for HMOs requirements.

54. The accommodation on the ground floor would comprise two bedrooms, each with a small en-suite, and the kitchen and lounge room with access to the garden. The proposed first floor would have three bedrooms with ensuite facilities and second floor with two bedrooms, both also with en-suites. All bedrooms would have sufficient outlook from new or existing windows; the proposed bedrooms within the roof space would have light and outlook from the proposed dormer windows to the rear of the roof slope.
55. The occupiers of each of the rooms would have access to the communal lounge and kitchen, as well as to a private garden of a sufficient size. Taking all the above factors into account, having regard to the level of occupation, together with the overall size and configuration of the building, the proposal is considered to provide a reasonable standard of accommodation for seven occupiers that would not result in unduly oppressive and restrictive living space for occupants of the HMO. The proposal would therefore comply with BCP's Amenity Standard Requirements for Shared House HMOs document, and Policy PP27 of the Poole Local Plan 2018, which requires satisfactory internal amenity conditions for new occupiers.

Impact on highways and parking

56. The site is located within a sustainable location (Zone B), close to the Ashley Road local centre, with good access to shops, services and public transport. BCP Highways were consulted on the application and noted that the proposal would utilise the existing rear access and parking area. The proposed car parking would meet Parking Standards SPD (2021) guidelines of one parking space per HMO, which will be conditioned to ensure that the parking remains unallocated and available for all residents and visitors.
57. BCP Highways considered that sufficient secure and covered cycle parking would also be provided to meet guidelines, with capacity for one cycle per bedroom (to total seven spaces), which will also be secured by condition.
58. It is therefore overall considered that the proposal would be unlikely to give rise to significant highway safety concerns and would comply with Policy PP35 as well as the BCP Parking Standards SPD. The proposal is therefore supported on highway grounds subject to conditions to secure vehicle and cycle parking.

Biodiversity and Biodiversity Net Gain

59. 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 of, and where possible, a net gain in biodiversity.

60. A preliminary roost appraisal (PRA) has been submitted with the application. This found that no evidence of bats was observed and concluded that the building has been assessed as holding negligible potential to support roosting bats due to a lack of available roosting provisions. No further action is recommended. In line with the National Planning Policy Framework (NPPF) and local plan policy to provide net gains for biodiversity, the PRA recommends either the installation of an integrated bat box/brick and/or integrated bird boxes into the new extension. This would be secured by condition.
61. In addition, a 10% biodiversity net gain (BNG) is required as per the Environment Act 2021 though exemptions apply.
62. The proposal is below the threshold due to being a conversion and roof dormer that would not affect 25 square metres of on-site habitat or 5 metres of on-site linear habitats.
63. The only external works would be the cycle & bin stores at the front/rear of the site which measure less than 25 square metres. Therefore, the proposal qualifies for exemption from BNG as it de minimis as per the criteria.

Sustainability considerations

64. Being an existing building, it would be more challenging to deliver an energy efficient and sustainable development in accordance with the requirements of the latest Building Regulations. Moreso, the habitable rooms set within the ground and upper floors would have access to sufficient daylight & sunlight via the existing and new windows (on the proposed dormers), which is considered to provide enough access to natural light and therefore reducing the need to use artificial light which support the aims of Policy PP37 of Poole Local Plan.

Waste collection considerations

65. With regards to refuse and recycling provision, Policy PP27 (g) of the Poole Local Plan states that, amongst other criteria, development must provide convenient waste and recycling arrangements in accordance with the relevant standards.
66. The proposal relates to an existing building currently being used as residential with associated amenities within the site.
67. Having been consulted, BCP Waste Authority raised no objection and advised that if the HMO generates more waste than the standard and additional allowance, the landlord/managing agent must either arrange for the removal of the waste themselves or pay a registered waste carrier to do so.

Heathlands, Poole Harbour and CIL compliance

68. The site is within 5km of a designated Dorset Heathlands SPA (Special Protection Area) and Ramsar Site, and part of the Dorset Heaths candidate SAC (Special Area of Conservation) which covers the whole of Bournemouth. As such, the determination of any application for an additional dwelling(s) resulting in increased population and domestic animals should be undertaken with regard to the requirements of the Habitat Regulations 1994. It is considered that an appropriate assessment could not clearly demonstrate that there would not be an adverse effect on the integrity of the sites, particularly its effect upon bird and reptile habitats within the SSSI. 105.
69. Therefore, as of 17th January 2007 all applications received for additional residential accommodation within the borough is subject to a financial contribution towards mitigation measures towards the designated sites. A capital contribution is therefore required and in this instance is £1,993, plus a £99.65 administration fee as per April 2025 rates. A legal agreement has been processed by the Council at the time of writing this report although needs to be finalised prior issuing a final decision.
70. In the Poole area, planning applications for residential development will have to avoid adverse effects on the integrity of Poole Harbour caused by the disturbance to protect birds. To mitigate the impact of additional visitors to the harbour we will seek contributions towards Strategic Access Management and Monitoring (SAMM) in accordance with the Poole Harbour Recreation SPD
71. Therefore, as of 17th January 2007 all applications received for additional residential accommodation within the borough is subject to a financial contribution towards mitigation measures towards the designated sites. A capital contribution is therefore required and in this instance is £716 plus a £35.80 administration fee as per April 2025 rates. A legal agreement has been processed by the Council at the time of writing this report although needs to be finalised prior issuing a final decision.

Nutrient Pollution in the Poole Harbour Catchment

72. The majority of nitrogen entering Poole Harbour is generated from agriculture, such as from nitrogen fertilisers and livestock manure. However, evidence gathered by Natural England and the Environment Agency indicates that a proportion of nitrogen pollution is generated from residential development within the Harbour's catchment via the discharge of treated wastewater effluent which has an adverse impact on the harbour's integrity as a habitat site.
73. Poole Harbour is an outstanding natural harbour that is designated a Site of Special Scientific Interest (SSSI), Special Protection Area (SPA) and Ramsar site for its nature conservation importance.
74. Scientific evidence has shown that high levels of nitrogen (nitrates) in the harbour, through a process known as eutrophication, is encouraging the growth of algal mats which have become widespread across the Harbour. These algal mats in turn degrade the Harbour's habitat by restricting the growth, distribution and variety of important food (invertebrates) that is available for wading birds that are protected under European law and smothering estuarine habitats.

75. An appropriate assessment must be undertaken to ensure there is no reasonable scientific doubt as to the effects of the proposal, in combination with other developments on Poole Harbour SPA & Ramsar. Natural England advise that all new residential developments within the catchment should achieve 'nutrient neutrality'. If they do not, then additional nitrate loads could enter the water environment causing significant adverse effects.
76. The applicant has submitted a copy of the Natural England approved calculation of nitrate load from the development into the Poole Harbour SPA & Ramsar, and this is considered to be correct. This demonstrates that the total annual nitrogen load to be mitigated is 0.78 TN per year. The applicant would need to provide credits for the required nitrate load to offset the impacts of the development.
77. There would be a Likely Significant Effect from the proposed development and in the absence of mitigation, it would not be possible to conclude that there would not be an adverse effect on the integrity of the Poole Harbour SPA & Ramsar. However, taking this into account, subject to a Grampian condition requiring the purchase of the required credits it is considered that the proposal would successfully mitigate the harm that would be caused by the increase of nitrate load from the development into the Poole Harbour SPA & Ramsar and therefore is compliant with Policy PP32 Poole's nationally, European and internally important sites of the Poole Local Plan.
78. A separate Appropriate Assessment accompanies this planning decision.
79. This scheme is also liable for CIL contributions which will become due upon commencement of development.

Contributions Required			Dorset Heathland SAMM	Poole Harbour Recreation SAMM
Flats	Existing	6	@ £360	@ £129
	Proposed	7		
	Net increase	1	£360	£129
Total Contributions			£360 (plus admin fee)	£129 (plus admin fee)

CIL	Zone C	@ 141.40sq m	
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Planning Balance / Conclusion

80. The Council cannot currently demonstrate a supply of suitable sites for housing. Furthermore, the results of the latest housing delivery test, published 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 NPPF apply and 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.
81. In this instance, the benefits of the proposal include the provision of one smaller unit of residential accommodation that would assist in meeting needs in the area, support for local facilities, and the creation of jobs during the construction phase.
82. The proposed development lies within a Sustainable Transport Corridor (STC), where Policy PP2 of the Local Plan says that concentrating higher density housing development will provide a focus for investment in infrastructure, such as bus services, cycling and walking facilities, enabling residents to access key facilities and services without needing to travel by car.
83. The proposal would contribute to the Framework's aim of significantly boosting the supply of homes. Although it would only deliver 7 self-contained units of accommodation, Paragraph 70 of the NPPF says that small and medium sized sites can make an important contribution to meeting the housing requirement of an area and are often built out relatively quickly. It goes on to say that great weight should be given to the benefits of using suitable sites within existing settlements for homes.
84. The proposal would also align with the Framework's aim to make effective use of land. Paragraph 124d) says planning decisions should promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained.
85. There would be economic benefits arising from the ongoing spend of future occupants in the local area. These benefits would contribute to the Framework's aim to build a strong, competitive economy. The small scale of the scheme means, however, that these benefits would be limited, so they carry little weight.
86. In the light of the acknowledged shortfall in housing land supply, the benefit of making more effective use of the site to provide an additional 7 bedrooms of accommodation in an urban location near to sustainable transport routes carries significant weight. The proposal is therefore considered acceptable in principle, and in addition, would not result in harm to the character and appearance of the area, neighbouring amenity, or highway safety. The proposal would result in acceptable living conditions for future residents and would result in

acceptable impacts on biodiversity and sustainability grounds. The proposal would accord with the policies within the development plan and is therefore granted subject to conditions.

Recommendation

87. To Grant Planning Permission subject to;

- a) The satisfactory completion of a Legal Agreement necessary to secure the mitigation of the impact of the proposed residential development on Heathlands SAMMs and Poole Harbour Recreation SAMMs by securing the payment of financial contributions and conditions (below), AND
 - i. Financial contribution of £1,993 plus a £99.65 administration fee towards Heathlands Mitigation.
 - ii. Financial contribution of £716 plus a £35.80 administration fee towards Poole Harbour Recreation SAMMs
- b) That delegated authority be granted to the Head of Planning Operations to add/amend conditions where necessary, AND
- c) That delegated authority be granted to the Head of Planning Operations to refuse planning permission if a Legal Agreement has not been satisfactorily completed within three months of the date of this resolution, AND along with the following conditions:

Conditions

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

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

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

- Location plan and proposed site plan, drawing number 999-LP. Received 26th Feb 2026.
- Proposed elevations, drawing number 020B-EE. Received 19 January 2026.
- Proposed ground, first floor, loft and roof plans, drawing number 002-GA. Received 19 January 2026.
- Bin and bike storage details, drawing number 020C-EE. Received 19 January 2026.

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

3. The use hereby permitted shall not be occupied by any more than 7 persons at one time.

Reason: In the interest of the quality of living accommodation provided in accordance with Policy PP27 of the Poole Local Plan 2018.

4. No part of the development hereby permitted shall be occupied unless the access, turning and parking areas shown on approved plan have first been fully constructed and laid out in accordance with the specification as set out in that approved plan. Thereafter, these areas shall at all times be retained, kept free from obstruction, be available for use for the purposes specified and maintained in a manner such that the areas remain so available. The car parking space shall be available for residents and visitors to the approved house of multiple occupancy. The parking shall therefore remain as unallocated parking at all times and shall not be allocated to any individual resident, and no parking barriers or gates shall be placed to restrict access to the car parking area.

Reason: In the interests of highway safety in accordance with Policy PP35 of the Poole Local Plan 2018.

5. No part of the development hereby permitted shall be occupied unless the bicycle store has been fully provided and laid out in accordance with the approved details. The bicycle store shall thereafter at all times be retained, and shall at all times be available for use by all the households of the development.

Reason: To secure the provision of a secure bicycle store and access which is safe to use and to help promote alternative sustainable means of transport in relation to the development in accordance with Policy PP35 of the Poole Local Plan 2018.

6. Prior to the property being brought into sui generis use, a management plan shall be submitted to and approved in writing by the Local Planning Authority. The management plan must include full details of the management company (or equivalent) responsible for overseeing the operation of the property, including clear contact information for residents to raise any concerns relating to the use of the premises, particularly in respect of noise. The approved management plan shall be implemented in full, prior to the property being brought into sui generis use, kept up to date as necessary, and retained for the lifetime of the development.

Reason - To preserve neighbouring amenities and in accordance with Policy PP27 of the adopted Poole Local Plan (November 2018).

7. Prior to the commencement of any development hereby approved the necessary nutrient mitigation credits to mitigate the impacts of the development on the Poole Harbour SPA and Ramsar must have been secured from an accredited nutrient provider. A copy of the Nutrient Credit Certificate demonstrating that purchase must have been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that sufficient mitigation is provided against any impact which may arise from the development on the Poole Harbour SPA and Ramsar.

8. Prior to the occupation of the development hereby approved, details of biodiversity enhancements as given in section 5 of the Preliminary Roost Assessment prepared by Cherry Tree Ecology, dated 28 January 2026 shall be submitted to and approved in writing by the Local Planning Authority. These details must be implemented in full prior to the occupation of the dwelling and thereafter maintained.

Reason: Compliance with National Planning Policy Framework (2024) 187 "Planning policies and decisions should contribute to and enhance the natural and local environment: by minimising impacts on and providing net gains for biodiversity" and Poole Plan Policy PP33.

Informatives

1. The applicant should note and inform future residents of the approved scheme that they may be excluded by the Council from being able to purchase onstreet residents parking permits or visitors parking permits in the locality of the site. This is to encourage the use of sustainable modes of travel amongst future residents in line with Council aims to promote sustainable travel.

2. In accordance with paragraph 39 of the revised NPPF the Council, as Local Planning Authority, takes a positive, creative and proactive approach to development proposals focused on solutions. The Council works with applicants/agents in a positive and proactive manner by offering a pre-application advice service, and as appropriate updating applicants/agents of any issues that may arise in the processing of their application and where possible suggesting solutions. In this instance:

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

3. 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 it is considered that the approval of a biodiversity gain plan would not be required before development can be begun and the statutory biodiversity gain planning condition would not apply. This is because the development is considered to meet the

conditions of the 'de minimis' exemption, as set out in the Biodiversity Gain Requirements (Exemptions) Regulations 2024. The conditions are that the development does not impact on a priority habitat as specified under Section 41 of the Natural Environment and Rural Communities Act 2006; that the development impacts on less than 25sqm of onsite habitat that has a biodiversity value greater than zero; and that the development impacts on less than 5m of onsite linear habitat.

4. The necessary contributions towards SAMM arising from the proposed development have been secured by a legal agreement and have been received.

This application is subject to a project level Appropriate Assessment in accordance with the Conservation of Habitats and Species Regulations 2017, concluding that the likely significant effects arising from the development can be mitigated and have been mitigated ensuring there would not be an adverse effect on the identified designated sites of Nature Conservation Interest.

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>.

Background Documents

APP/26/00207/F

Documents uploaded to that part of the Council's website that is publicly accessible and specifically relates to the application the subject of this report including all related consultation responses, representations and documents submitted by the applicant in respect of the application.

Notes.

This excludes all documents which are considered to contain exempt information for the purposes of Schedule 12A Local Government Act 1972.

Reference to published works is not included.

Case Officer Report Completed

Officer: Carolyn Goddard

Date: 11 March 2026

Agreed by: Katie Herrington

Date: 18/03/2026

Comment: