

Planning Committee



Application Address	54 Howeth Road Bournemouth BH10 5EB
Proposal	Construction of 3 new dwellings on land to rear of 54 Howeth Road
Application Number	P-29232-270125
Applicant	Mark Parsons
Agent	Darren Henderson -Studio Maiva
Ward and Ward Member(s)	Redhill & Northbourne
Report status	Public
Meeting date	9 October 2025
Summary of Recommendation	Grant in accordance with the details set out below
Reason for Referral to Planning Committee	<p>Councillor Stephen Bartlett for the following reasons:</p> <p><i>The proposed development is contrary to Retained Policy 6.8 of the Bournemouth District Wide Local Plan in that the development does not complement and respect the character and amenity of neighbouring development, the development does not provide a high standard of layout and design that ensures adequate privacy for the occupants of the building and of adjacent residential properties. The proposed development is contrary to the Bournemouth Local Plan Core Strategy Policy CS21 in that the development does not respect residents' amenities. The proposed development is contrary to Bournemouth Local Plan Core Strategy Policy CS41 in that the development does not enhance the character, local distinctiveness, amenities of future and neighbouring residents, and does not improve biodiversity and habitats.</i></p>
Case Officer	Steve Davies
Is the Proposal EIA Development?	No

Description of Proposal

1. Planning consent is sought to develop a parcel of land with a pair of 3 bedroom semi-detached houses and a 2 bedroom chalet style detached dwelling. Access to the site is by way of the existing private driveway for 54 Howeth Road. The new dwelling will be served by a private shared driveway with a communal parking area in front of the dwelling providing 2 car spaces each. 2 car spaces are also provided to serve the existing property.

Description of Site and Surroundings

2. The application site comprises the existing rear garden of 54 Howeth Road and a plot of land that has remained undeveloped since the Copper Beech Gardens development was built in the 1990's. The plots appears to have at one time in the past been part of the long back gardens to 50 and 52 Kingswell Road. The plots has been fenced off from gardens and was until recently overgrown. The site had been cleared of some vegetation although recently has since started to regrow.
3. Properties in Kingswell Road and Howeth Road comprise mainly detached 2 storey family dwellings. Copper Beech Gardens was developed by utilising the rear garden areas. It is a more modern estate development with mainly 2 storey terraced dwellings

Relevant Planning History

PRE-29232	54 Howeth Road	Pre-application meeting to discuss the erection of 3 detached dwellings	Principle considered acceptable but design changes required	Aug 2024
7-1984-11348-H	Rear of 20-48 Kingswell Road	Erection of 24 dwellinghouses & garages, formation of access road and parking areas - amended plan in part to 7/84/11348/G.	GRANTED	22/5/85
7-1979-11348-B	Rear of 8 -50 Kingswell Road	Approval in Principle – Erection of 30 dwellings	GRANTED	1/4/80

Constraints

4. The site lies within the Dorset Heathlands buffer zone and the New Forest zone of interest for the purposes of impact on protected species. No Tree Preservation Order. No Heritage assets.

Public Sector Equalities Duty

5. 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

6. 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.
7. 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.
8. 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”.
9. For the purposes of this application, in accordance with section 17 Crime and Disorder Act 1998, due regard has been had to, including the need to do all that can reasonably be done to prevent, (a) crime and disorder in its area (including anti-social and other behaviour adversely affecting the local environment); (b) the misuse of drugs, alcohol and other substances in its area; and (c) re-offending in its area.
10. 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

BCP Highways – Minor Development

11. No objections raised overall. The transport officer is satisfied with the road layout, access and parking provision for cars and storage of bikes.

BCP Waste & Recycling

13. Bin provision can be met and collection point provided. Residents should present their bins at bin collection area and return them to their property boundaries once they have been emptied

BCP Ecology

- 14 The Councils ecologist has flagged the need to ensure that any works ensure that protected species are not compromised and that the Biodiversity Nett Gain (BNG) requirements are met in full. Appropriate conditions are recommended.

BCP Trees & Landscaping

- 15 Impact on trees is acceptable subject to an Arboricultural Method Statement.

BCP Biodiversity Net Gain

- 16 BNG response has been recorded, please see the comments in report below for further details.

Representations

- 17 Representations objecting to the proposal have been submitted from the occupants of 10 properties that adjoin the application site. The main concerns can be summarised as follows.

- Loss of privacy
- Impact on wildlife
- Out of scale and inappropriate design
- Noise nuisance and loss of amenity
- Lack of parking and dangerous access point
- Unsightly parking area
- Poor location of bins
- Impact on biodiversity

Key Issues

- 18 The key issue(s) involved with this proposal are:

Impact on character and appearance of the area
Impact on residential amenity of neighbours
Parking and transport issues
Biodiversity nett gain and Heathlands

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

Policy Context

- 20 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 Bournemouth Local Plan. Various Development Plan Documents (DPD) make up the Local Plan, the Bournemouth Local Plan: Core Strategy (October 2012) being the overarching document. The Core Strategy has superseded the Bournemouth District Wide Local Plan (DWLP) as the strategic policy framework for the Borough although various policies in the DWLP have been retained as 'saved' policies. The Core Strategy covers the period 2006 to 2026. The following Policies are considered relevant to the current application:

Bournemouth Local Plan – Core Strategy

- CS16 Parking Standards (core strategy 2012)
- CS21 Housing Distribution Across Bournemouth (core strategy 2012)
- CS33 Heathland (Bournemouth core strategy 2012)
- CS35 Nature Conservation/Biodiversity
- CS38 Minimising Pollution (core strategy 2012)
- CS41 Quality Design (core strategy 2012)

District Wide Local Plan

- 6.8 Residential Infill (Bournemouth district wide local plan 2002)
- 4.25 Landscaping (Bournemouth district wide local plan 2002)

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

21 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 clear 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 of 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/Principle of development

- 22 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.
- 23 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.
- 24 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.
- 25 At 1 April 2024 BCP Council had a housing land supply of **2.1** years against a 5-year housing requirement that includes a 20% buffer. For the purposes of paragraph 11 of the NPPF, it is therefore appropriate to regard relevant housing policies as out of date as the local planning authority is unable to demonstrate a five-year supply of homes.
- 26 In this instance, the scheme would provide 3 additional dwellings that would contribute towards the Council's housing delivery target on a site that is close to transport links and therefore a "preferred site". 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.
- 27 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

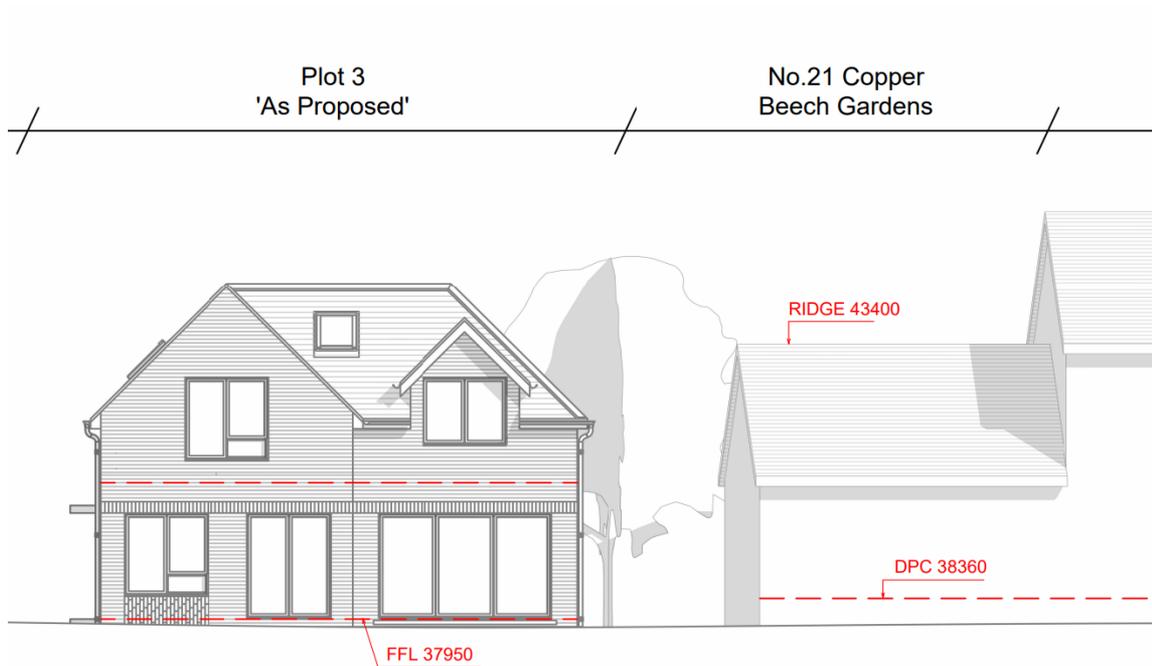
- 28 In accordance with policy CS41 of the core strategy development proposals should be designed to respect the site and its surroundings. The main issue is whether the proposed dwellings will appear squeezed and out of character. Given that all adjacent dwellings apart from the terraced bungalow in Copper Beech Gardens are two storey in height a two storey development would not be out of character in principle. As this is a suburban location where properties have good sized gardens it will also be necessary to have adequate spacing between

properties. The distances to the rear of the properties in Copper Beech Gardens is about 12.5m and a greater distance is proposed to the properties in Howeth Road and Kingswell Road. This spacing is not unusual in the locality. At the pre-application stage two detached properties were proposed however, a better approach has been to make the two detached dwellings a semi to have better spacing to the boundaries. Similarly, because of the relationship of the unit adjacent to the bungalow in Copper Beech Gardens a chalet bungalow is proposed and this would improve the relationship to the existing development. Whilst the existing openness of the site will be eroded it is considered that the development is compatible with the general character of the area and it will not appear out of place between the existing properties.

- 29 Because of the parking requirements the amount of development coverage on the site has increased considerably with much of the space given over to parking access and general tarmac. The large open forecourt is not ideal given the current verdant character of the site. However, this will not be generally apparent from outside of the site and the proposed landscaping scheme which now includes communal areas and tree planting will ensure that there is a reasonable green setting to the development. Also there will be a requirement to meet the Biodiversity Net Gain requirements and there is scope to introduce some replacement landscaping on the site.
- 30 While the site currently comprises a wild green space that contributes positively to local ecology and offers a pleasant outlook for neighbours, it is not designated as a protected or critical area within the local environmental framework. The space is privately owned, not publicly accessible, and is primarily overlooked by surrounding gardens rather than forming part of the public realm. Its presence is somewhat unusual in an urban setting and its loss is acknowledged.
- 31 To conclude, the proposed development is considered to be in keeping with the general pattern of surrounding development and will not result in an appearance of over-congestion. As such, the proposal is deemed to comply with Policy CS21 and CS41 of the Core Strategy and Policy 6.8 of the District Wide Local Plan.

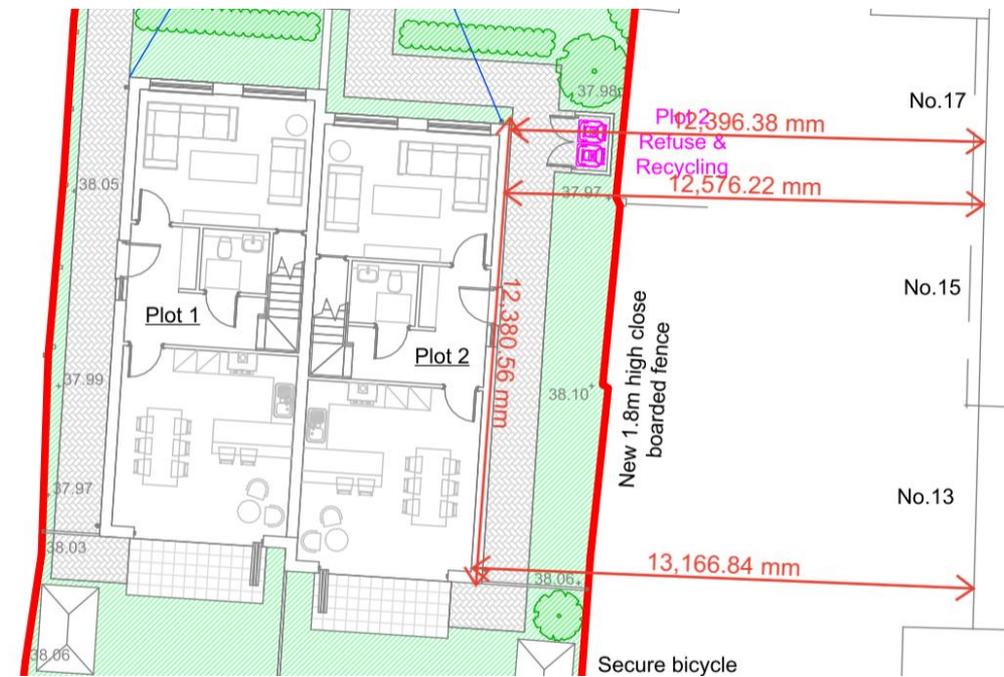
Impact on living conditions

- 32 21 Copper Beech Gardens: This property is a low rise bungalow attached to the end of terrace. It has its front door and a window facing the application site where a chalet style dwelling is proposed. The building to building distance is about 3m at the closest point. As this is not a principle elevation it is considered that the spacing is acceptable will therefore not be overbearing to them. The relationship is shown in the drawing below.



33 The pair of semi detached properties will face the bungalow however, the distance is over 25m which exceeds the 22m recommended to prevent overlooking.

34 13 to 19 Copper Beech Gardens. These properties directed face the side elevation of the pair of semi-detached properties. The residential design guidance suggests a minimum spacing of 12.5m between a side flank wall and the rear elevation of a property. The drawing below shows that this can be achieved.



35 The proposed two-storey development has been assessed in relation to its impact on the outlook of existing neighbouring properties. It is acknowledged that the introduction of a built form of this scale may alter the current visual

environment for nearby residents. However, the development is considered acceptable in this context due to the provision of a 12.5 metre separation distance between the new building and the rear elevations of the existing dwellings. This distance aligns with the recommendations set out in the Council's Residential Design Guidance, which suggests that a minimum of 12.5 metres is generally sufficient to maintain an acceptable level of outlook and avoid an overbearing relationship between buildings.

- 36 Further to the separation distance, the impact is mitigated by the following factors:

No direct overlooking: The proposed development has been designed to avoid the inclusion of windows that would directly overlook the habitable rooms or private amenity spaces of these neighbouring properties.

Soft landscaping potential: There is adequate space between the development and the site boundary to allow for the introduction of soft landscaping. This can provide visual screening and enhance the overall amenity of the area, contributing positively to the residential environment.

- 37 While the development will inevitably result in some change to the outlook from neighbouring properties, the proposal is considered to strike an appropriate balance between accommodating new housing and protecting existing residential amenity. The separation distance, absence of direct overlooking, and potential for landscaping collectively ensure that the impact is not considered to be significantly harmful.
- 38 48 to 52 Howeth Road The relationship between the properties and the development is similar to that set out in relation to Copper Beech Gardens. Whilst there is no scope for soft landscaping the distance is over 22m and therefore the impact is considered acceptable.
- 39 54 and 56 Howeth Road These properties will be affected as proposed development also includes a chalet-style dwelling positioned close to the shared boundary with 56 Howeth Road. This element of the scheme features eaves at approximately 4 metres in height, which introduces a more immediate presence when viewed from the rear garden of No. 56. While this may result in some perceptible change to the garden outlook, the impact is considered limited in scope, affecting only the rear garden area rather than the habitable rooms of the property.
- 40 The potential for overshadowing has been acknowledged, particularly given the southern orientation of the new dwelling relative to No. 56. However, the extent of overshadowing is not considered significant, and would primarily occur during limited periods of the day. Importantly, the design avoids any overlooking windows at upper floor level, thereby preserving privacy. Additionally, there is scope for a hedge or other soft landscaping along the boundary, which would help to soften the visual impact and enhance the sense of separation between the properties

- 41 Properties in Kingswell Road The properties in Kingswell Road have 20m long rear gardens so the proposed development will be a total of over 28m distant. Whilst the rear window will overlook the impact is considered acceptable.

Biodiversity

Biodiversity net gain required

- 42 *Paragraph Biodiversity net gain required*
- 42 Paragraph 40 of the Natural Environment and Rural Communities Act, under the heading of 'duty to conserve biodiversity' states "every public authority must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity."
- 43 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 CS35 – biodiversity and geodiversity, sets out policy requirements for the protection and where possible, a net gain in biodiversity.
- 44 In addition, a 10% biodiversity net gain (BNG) is required as per the Environment Act 2021.
- 45 An ecological impact assessment and Statutory Biodiversity Metric have been submitted with the application. This has been amended since the original submission
- 46 The existing site can be split into two sections. The existing house and curtilage garden which has been included in the metric as 'vegetated garden', and the adjacent land which comprises bramble scrub and hedges. There were also 4 trees within the bramble area which have been felled prior to the application being submitted.
- 47 The proposed development would see the loss of two medium distinctiveness habitats, bramble scrub and urban trees, both of which make up a significant proportion of the existing units to be lost.
- 48 The bramble scrub is within a piece of land completely surrounded by other residential properties, and previous lack of management of the brambles caused complaints by the local residents. Maintaining bramble scrub within the development would cause longer term maintenance issues as well as being out of keeping with the landscape design of a residential site. Therefore the loss of this habitat is considered to be justified in this case.
- 49 Four trees have been felled within the bramble area. The loss of these trees is contrary to the biodiversity gain hierarchy which requires developers to consider how existing medium distinctiveness habitats can be retained. However, the trees were felled prior to submission of the application and prior to mandatory BNG and it is understood the applicant was not aware of the implications of felling the trees. The applicant has sought to address this by amending the scheme to provide four replacement trees within a small communal landscaped

area within the site. The communal landscaping would also include an area of modified grassland and some introduced shrubs.

- 50 The remainder of the site would comprise the proposed dwellings. The design was amended to retain an existing fruit tree within the garden of number 54 for retention in one of the new gardens. Another small tree within the garden would be removed due to its position being within a critical area for car parking and access.
- 51 The metric user guide advises that only vegetated garden habitat should be recorded in the metric when within the curtilage of a dwellinghouse due to it not being appropriate to secure other new habitats within private gardens for the statutory 30 year period.
- 52 For this reason there is limited opportunity to provide additional habitats onsite. It is considered that the applicant has demonstrated that they would provide a reasonable amount of onsite habitat given the nature of the development.
- 53 The remainder of the 10% net gain required will need to be achieved by way of purchasing offsite biodiversity units, or biodiversity credits.
- 54 The current layout has been proposed to ensure the buildings, car parking and access meets the needs of the new residents. The loss of habitats will be mitigated on site as far as possible with a redesign to allow more habitat creation, however the site landscaping design does not allow for a net gain on habitat units. Therefore, third party compensation will be used within the LPA or in the adjacent Dorset LPA where possible.

Ecology

- 51 The site has been undeveloped for many years and there were reports of Badgers. However, a badger report has been carried out and there is no evidence that there are any active setts on site. The applicant has submitted an ecological survey which acknowledges the current situation, and the Councils Ecologist is satisfied with the approach.

Heathland Mitigation:

- 52 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.
- 53 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 3 x £510 plus a £75 administration fee. The applicant has indicated willingness to enter into a 106

agreement however, the agreement is awaiting clarification on the New Forest mitigation so that the agreement can encompass both matters.

New Forest

- 54 Formal advice from Natural England (NE) has recently been given to the Council regarding the recreational pressures being placed on the New Forest's European designated sites (SAC, New Forest SPA and New Forest Ramsar site). In light of this, NE has advised that any additional residential development within 13.8km of the New Forest should not be permitted without first securing appropriate mitigation.
- 55 The New Forest Strategic Access Management and Monitoring Strategy 2023, prepared by Footprint Ecology, demonstrates that additional residential development within 13.8km of the New Forest Designated Sites, where in conjunction with advice from Natural England, it has been recognised that housing growth and increases in bedroom numbers have the potential to generate cumulative impacts upon the integrity of the New Forest. There is a reasonable likelihood that the occupants of the proposed development would visit the New Forest for recreation purposes.
- 56 Although the proposals contribution to this may be minimal by itself, it cannot be ruled out beyond all reasonable scientific doubt that the proposal would not have a likely significant effect on the sensitive interest features of the habitat sites, from human pressures, either alone or in combination with other proposals.
- 57 The draft New Forest Access Management & Monitoring (SAMM) Strategy (October 2024) sets out suitable mitigation can be implemented through the collection of SAMMs payments and sets a tariff per net dwelling of £300 for most of the BCP area. The site is within the 13.8 Km buffer zone and will be liable to make a financial mitigation contribution towards the New Forest. Currently the process for BCP sites to make the appropriate contribution is being developed. At this stage any recommendation for approval will be subject to a legal agreement to ensure that the appropriate mitigation is in place. Once signed the Council will be in a position to carry out an appropriate assessment to ensure that the development meets the Habitats Regulations.

Parking and transport issues

- 58 The Local Highway Authority acknowledges multiple public objections relating to increased traffic, parking pressures, and the intensification of the existing access. These concerns have been carefully considered in the LHA's assessment.

Parking Stress:

- 59 The proposed parking provision meets the standards set out in the Parking SPD and is not expected to displace vehicles onto the public highway. Therefore, existing parking stress is unlikely to be worsened.

Access and Driveway Design:

- 60 The shared access includes a widened section (5.5m) near the entrance to facilitate passing movements, reducing potential conflict. The 3.5m width along the remainder of the access is sufficient for emergency vehicles, with additional operating space available nearby. The low number of dwellings (three) means traffic generation is minimal, and the access design—with bends and no footways—is appropriate for such a scale, promoting low vehicle speeds.

Site Entrance and Visibility:

- 61 Improvements to pedestrian visibility and the straight alignment of Howeth Road ensure good sight lines for vehicles. On-street parking does not significantly affect visibility splays, and the access is considered safe under national highway design guidance.

Planning Balance / Conclusion

- 62 The proposal is for a backland development within an established residential area where infill development has taken place over the past 50+ years to develop the original long rear gardens and generous plots. As set out in the NPPF with the current housing shortfall the Council should look positively at proposals which can achieve additional housing. A tilted balance should be adopted which suggests that where proposals are finely balanced there should be a presumption to lean towards supporting the proposal. However, this should not override identified serious concerns and significant harm. In this case the following matters have been considered:

- The proposal is similar to neighbouring development and has an acceptable impact on the character and appearance of the area;
- The impact on neighbouring residential amenity is acceptable when assessing against the Councils Residential Design guide;
- The proposal is for family houses rather than flats.
- The level of car parking provision is acceptable;
- The proposal is compliant with BNG and can provide a net increase above 10%. In this respect the applicant has modified the proposal to include communal landscaped areas which can be better protected in the future rather than the space being in individual garden areas.
- The proposed drainage will incorporate SuDS to alleviate an increase in surface flooding and provide suitable drainage of the site;
- The impact on Heathlands and the New Forest will need to be suitably mitigated with a legal agreement to secure mitigation payments. The recommendation below is subject to an agreement being concluded.
- With regard to transport matters and having regard to paragraph 116 of the NPPF (2024), the proposal is not expected to result in a severe cumulative impact on the road network or compromise highway safety. Electric vehicle charging provision is now addressed through Building Regulations, so no planning condition is required.

- 63 While the proposal offers clear economic and social benefits — including the delivery of family housing in a sustainable location, compliance with biodiversity and drainage requirements, and alignment with national and local planning polic it is acknowledged

that there will be a change in the character of the immediate environment for neighbouring residents. The development will result in the loss of a currently quiet and green outlook, replacing it with built form and associated activity. Although the space is not publicly accessible, its presence contributes to a sense of openness and tranquillity for adjoining properties. These impacts have been carefully considered; however, they are not deemed to result in significant harm when weighed against the wider benefits of the scheme. On balance, the proposal is considered acceptable and capable of being supported, subject to appropriate mitigation and planning conditions.

Recommendation

To Grant Planning permission Subject to;

1) The satisfactory completion of a S106 agreement securing;

- 1. New Forest Mitigation (SAMM)**
- 2. Heathland SAMMs Mitigation: £1581 (3 X £527) plus administration costs.**
- 3. BNG Monitoring fees**

2) 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 be carried out in accordance with the following approved plans: 2071P: 001, 101A, 102, 103, 104, 105, 106, 107, 108, 109, 110, Land P001 rev 2.

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

4. Any new or replacement hard surfaced area(s) shall either be made of porous materials, or provision shall be made to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the property.

Reason: To provide satisfactory drainage for the development in accordance with Policy CS4 of the Bournemouth Local Plan: Core Strategy (October 2012) and in order to achieve the objectives set out in the Local Planning Authority's Planning Guidance Note on Sustainable Urban Drainage Systems.

Note: Further guidance in this regard is contained in the Department for Communities and Local Government publication entitled "Guidance on the Permeable Surfacing of Front Gardens" (September 2008).

5. Details/samples of the bricks and tiles to be used on the external surfaces of the proposed development shall be submitted to and approved in writing by the Local

Planning Authority prior to the commencement of any superstructure works on site. Development shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory visual relationship between the existing and the new development in accordance with Policy CS41 of the Bournemouth Local Plan: Core Strategy (October 2012).

6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order) 2015 (or any order revoking and re-enacting that Order with or without modification), no additional windows shall be installed or dormer windows shall be constructed in the new development or the existing dwelling without the grant of further specific planning permission from the Local Planning Authority.

Reason: To avoid loss of privacy for adjoining properties in accordance with Policy CS41 of the Bournemouth Local Plan: Core Strategy (October 2012).

7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order) 2015 (or any order revoking and re-enacting that Order with or without modification), no enlargements of the dwelling(s) shall be constructed without the grant of further specific planning permission from the Local Planning Authority.

Reason: To enable the Local Planning Authority to retain control over the development of the site in accordance with Policy CS41 of the Bournemouth Local Plan: Core Strategy (October 2012).

8. The cycle parking stores shall be constructed and laid out in accordance with the approved details and completed prior to occupation of the development hereby approved and shall thereafter be retained, maintained, and kept available for the occupants of the development at all times.

Reason: To ensure the proper construction of the parking facilities and to encourage the use of sustainable transport modes.

9. The Electric Vehicle Charging Points and associated infrastructure details forming part of the planning application submission and indicated on the approved plans shall be implemented and brought into operation prior to the occupation of any residential unit hereby approved or any commercial use hereby approved commencing. Thereafter the Electric Vehicle Charging Points shall be permanently retained available for use at all times.

Reason: To ensure the proper construction of the parking facilities and to encourage the use of sustainable transport modes.

10. Within 3 months of the date of commencement of the development, unless otherwise agreed in writing by the Local Planning Authority, full details of soft landscape proposals to include tree planting in protected grids and hedging similarly protected shall be submitted to and approved in writing by the Local Planning Authority. The details should include where appropriate:

Planting plans; Schedule of plants; Implementation timetable. The approved soft landscape scheme shall be implemented in full prior to occupation or use of the development commencing and permanently retained unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the proposed development includes a properly designed and suitably landscaped amenity area in the interests of visual amenity and to accord with Policy 4.25 of the Bournemouth District Wide Local Plan (February 2002) and Policy CS41 of the Bournemouth Local Plan: Core Strategy (October 2012).

11. Prior to commencement of the development, unless otherwise agreed in writing by the Local Planning Authority, details of boundary treatment and/or subdivision shall be submitted to and approved in writing by the Local Planning Authority. Details shall include a plan showing: the positions, height, design, and materials and shall incorporate the retention of the existing boundary walls and parts of the existing building to be retained as a future boundary wall where feasible. Notwithstanding the details shown the height of the walls shall be agreed with the Council. The approved boundary treatment scheme shall be implemented in full prior to occupation or use of the development commencing and permanently retained and maintained unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of amenity and privacy and in accordance with Policy CS41 of the Bournemouth Local Plan: Core Strategy (October 2012).

12. No part of the development hereby permitted shall be carried out other than in accordance with the details and timetable contained in the approved Arboricultural Impact and Method Statement and tree protection plan from Wadey Trees Ltd, dated 10th July 2025, Ref: WT 058-25.

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

13. The bin storage areas hereby approved shall be constructed in accordance with the approved details prior to the occupation of the proposed development and shall be retained and maintained for that use thereafter.

Reason: To preserve the visual amenities of the locality in accordance with Policy CS41 of the Bournemouth Local Plan: Core Strategy (October 2012).

14. Before the development is occupied or utilised the access, turning and parking areas must have been arranged and constructed in accordance with the hereby approved plans. Thereafter, these areas must be permanently maintained, kept free from obstruction and available for the purposes specified.

Reason: To ensure the proper and appropriate development of the site and to ensure that highway safety is not adversely impacted upon.

15. Vegetation clearance on this site should be carried out in September and October, so outside the bird breeding season of 1st March to 31st August inclusive and when

have least potential for impact on reptiles. Unless it can be sufficiently checked by an ecologist to show that nesting birds are not present.

Reason: prevention of disturbance to birds' nests as protected under Wildlife and Countryside Act 1981(as amended); protection of common species of reptile as protected under Wildlife and Countryside Act 1981(as amended).

INFORMATIVES

15. INFORMATIVE NOTE: The applicant is advised that there should be no storage of any equipment, machinery or materials on the footway/highway this includes verges and/or shrub borders or beneath the crown spread of Council owned trees.
16. INFORMATIVE NOTE: The applicant is advised that in order to avoid contravention of highways legislation, provision shall be made in the design of the access/drive to ensure that no surface water or loose material drains/spills directly from the site onto the highway.
17. INFORMATIVE NOTE: This permission is subject to the Community Infrastructure Levy (CIL) introduced by the Town and Country Planning Act 2008. A CIL Liability Notice has been issued with this planning permission that requires a financial payment on commencement of development. Full details are explained in the notice.
18. In accordance with paragraph 38 of the revised NPPF the Council, as Local Planning Authority, takes a positive and proactive approach to development proposals focused on solutions. The Council works with applicants/agents in a positive and proactive manner by offering a pre-application advice service, and as appropriate updating applicants/agents of any issues that may arise in the processing of their application and where possible suggesting solutions.

In this instance: The applicant/agent was updated of any issues after the initial site visit,

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

Background Documents:

P-29232-270125

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.