



EASTERN BCP PLANNING COMMITTEE – 16 APRIL 2026

ADDENDUM SHEET

6a

Address: 1 Avon Run Close, Christchurch BH23 4DT
Application number: P/26/00634/FUL

- Update: Modify paragraph 12 to add Christchurch Town Council comments

Christchurch Town Council

01/04/2026 – Object to the proposals – does not comply with Policy HE2 (Design of New Developments) due to its bulk, mass and scale. Also considers that the development is out of keeping with the character of the surrounding area and detrimental to the amenity of nearby properties.

- Update: Modify paragraph 30 to add the following additional detail:

The proposed units both include balconies, Unit 1's would be situated on the south elevation and would be inset from the rear wall. Unit 2's would be situated on the south eastern elevation. There is some precedent, particularly on Avon Run Road, and as such this is considered to be an acceptable feature in the character and appearance of the area.

- Update: Replace paragraph 39 with the following (additional details underlined and in italics):

To the south of the site are 7 Robins Way and 1-2 Capesthorne, whose rear gardens back on to the property. At its nearest point Unit 2 is approximately 7.1m from the boundary with these properties. The neighbouring properties are approximately 6.5m at the nearest point to the neighbouring boundary. It is noted that few windows are proposed on the south west elevation of Unit 2. One of the windows serves a bathroom and the plans indicate that this window would be obscurely glazed. This is considered acceptable subject to a planning condition. The second window is wrap around on the southern corner serving bedroom 1. It is considered that it would be appropriate to obscurely glaze this element of the window as well. In addition, a balcony *running the extent of the first floor of the south east elevation* is proposed

that would be accessed from this bedroom, as well as bedrooms 2 and 3. The balcony is considered to be a sufficient distance from 1 and 2 Avon Run Road (approximately 40m at the minimum point). 2 Capesthorne is approximately 19m from the balcony on Unit 2 and at an oblique angle, this relationship is considered to be acceptable. 1 Capesthorne is closer (approximately 13.5m) from the balcony but is at an oblique angle. This relationship is considered acceptable subject to details of a balcony screen on the southern end being provided, which should be obscurely glazed to protect the amenity of the neighbouring properties, this will be resolved by means of a planning condition. In addition, it is noted that both Units 1 and 2 have flat roofs, with the potential for access from the first floor. This would be likely to result in a harmful relationship with neighbouring properties, therefore a condition will be applied preventing the roofs from being used in this manner.

- Update: Modify paragraph 57 to include the following additional detail:

To mitigate the impact of the proposal on the Dorset Heathlands, a financial payment of £527 towards strategic access management, education and monitoring is required. To mitigate the impact of the proposal on the New Forest, a financial payment of £300 is required. These have been secured by a Unilateral Undertaking.

- Update: Amend recommendation to the read the following:

RECOMMENDATION I - That delegated authority be granted to the Head of Planning Operations to Grant Permission.

RECOMMENDATION II - That delegated authority be granted to the Head of Planning Operations to add/amend conditions where necessary.

RECOMMENDATION III - That delegated authority be granted to the Head of Planning Operations to refuse planning permission if sufficient progress on concluding the Legal Agreement has not made within six months of the date of this resolution.

- Update: Modify condition 7 to remove reference to balcony screen (to be replaced with a separate condition 18 below):

No part of the development hereby permitted shall be occupied unless the western elevation of the wrap around window on the first floor of Unit 1, the windows serving the bathroom and bedroom 1 on first floor eastern elevation of Unit 1, the windows on the south west elevation of the first floor of Unit 2 ~~and the balcony screen at the south western elevation of Unit 2~~ as shown on approved plans have first been fitted with obscured glazing which conforms with or exceeds Pilkington Texture Glass Privacy Level 3 (or an equivalent level in any replacement standard) and every such

window is either a fixed light or hung in such a way as to ensure that the full benefit of the obscured glazing in inhibiting overlooking is at all time maintained. Every obscured glazed window 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 properties.

- Update: Add additional condition 17:

Notwithstanding any provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) or any order revoking and re-enacting that order with or without modification at no time shall the flat roof areas of either Units 1 or 2 hereby permitted be used as a balcony, roof garden or similar amenity area.

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

- Update: Add additional condition 18:

No part of the development hereby permitted shall be constructed above damp proof course level unless full details of an obscure glazed screen of at least 1.8 metres in height to be erected along the south west side of the balcony on Unit 2 as marked on the approved plan have first been submitted to and approved in writing by the local planning authority. No part of the balcony shall be used unless the screen has been erected in accordance with the approved details and the screen shall thereafter at all times be retained as such.

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