

WESTERN PLANNING COMMITTEE 11th June 2026



Report subject	Appeals Report
Meeting dates	11 th June 2026
Status	Public Report
Executive summary	This report updates members of the planning committee on the Local Planning authority's Appeal performance over the stated period
Recommendations	It is RECOMMENDED that: The planning committee notes the contents of this report.
Reason for recommendations	The content of this report is for information only.

Portfolio Holder(s):	Councillor Millie Earl, Leader of the Council and Chair of Cabinet.
Corporate Director	Glynn Barton, Chief Operations Officer
Report Authors	Katie Herrington and Simon Gould, Development Management Managers
Wards	Not applicable
Classification	For Information

Background

1. The purpose of this report is to feedback to members on planning appeal decisions determined by the Planning Inspectorate for the last 2 years. This includes a reflection and highlight of any key decisions or learnings arising from such decisions.
2. The fundamental purpose of this report is to provide transparency in the appeal performance of the planning service and to improve the quality of decision making where necessary.

Appeals Performance

3. National Government monitors the 'quality' of decision making in planning through appeal performance. It is measured by the percentage of planning decisions overturned at appeal, with a lower percentage indicative of better-quality decision making as less appeals are allowed.
4. Government targets are currently a maximum of 10% of the authorities total number of decisions on applications being made during the assessment period being overturned at appeal. This is set over an assessment period of 2 years, comprising October 2022 to September 2024¹. This includes non-majors and majors'.
5. As demonstrated by Figure 1 for major applications and Figure 2 for non-major applications, the Local Planning Authority (LPA) is performing within target for the Quality of Planning decisions. Note that the dataset has now been updated to September.

¹ [Improving planning performance: criteria for designation \(updated 2024\) - GOV.UK](#)

Proxy assessment period April 2023 – March 2025²	Total number of major application decisions³	Major decisions overturned at appeal	Quality of decisions (% overturned at appeal)	England Average (% overturned at appeal)
Total District Matters ⁴ (PS2)	185	4	2.2	3.2
Total County Matters ⁵ (SPS2)	0	0	0	0.7

Figure 1 Quality of major application decisions - taken from National Statistics Table P152 ([Live tables on planning application statistics - GOV.UK](#))

Assessment period January 2023-December 2024	Total number of non-major application decisions	Total number of decisions overturned at appeal	Quality of decisions (% overturned at appeal).	England Average (% overturn at appeal)
Total District Matters (PS2)	4,501	84	1.9	1.1

Figure 2 Quality of non-major application decisions - taken from National Statistics Table P154 - [Live tables on planning application statistics - GOV.UK](#)

6. Figure 3 provides a breakdown of appeal performance measured against appeals dismissed or allowed. It demonstrates that on average 35% of appeals are allowed.

Year: 2025 - 2026	Dismissed	Allowed	Total	% overturned	NFA/ Withdrawn
March	18	7	25	28%	0
April	8	10	18	55%	0
May	7	5	12	42%	0
June	7	5	12	42%	0
July	10	1	11	9%	0
August	7	0	8	0%	1
September	6	1	0	15%	0
October	15	2	17	11%	0
November	8	5	13	38%	1
December	5	6	11	54%	0
January 26	3	0	3	0%	0
February 26	3	2	5	40%	0
March 26	2	2	4	50%	0
April 26	4	3	7	42%	0
Total					0

(28th 04)

² This period is proxy as it falls outside of the 'assessment period' as per the 'criteria for designation', the data in the table is updated on a quarterly basis, with the period to June 24 being published in June 25

³ This dataset excludes Appeals relating to planning conditions.

⁴ District Matters' comprise most applications, explicitly excluding 'County Matters'.

⁵ County Matters' applications refer to planning applications related to minerals, waste and associated development.

7. Whilst the LPA is performing within target for the national measure for the ‘quality of decision making’, it is still necessary to review and reflect on appeal decisions in order to provide high quality decisions, and to avoid the potential for successful cost claims. In August no appeals were allowed, with one appeal being declared as ‘invalid’ by the Inspector. This was because of the absence of the required BNG information.

General reflection on allowed appeals

8. Whilst the LPA is performing within target for the national measure for the ‘quality of decision making’, it is still necessary to review and reflect on appeal decisions in order to provide high quality decisions, and to avoid the potential for successful cost claims. Figure 4 below sets out a short summary of why the appeals in the month of June were allowed.

Allowed appeals

address	8 Sandy Lane, Christchurch, BH23 2NU – P/25/0412/HOU
Proposal	Second storey side extension, raising roof height by 1.4m with addition of two dormers to the front and rear elevations.
Committee overturn	No
Main issues	Character and appearance of the area
Why allowed	No. 8 sits on Sandy Lane, a 20th-century cul-de-sac characterised by varied building styles with no consistent architectural identity. The property currently appears visually unbalanced, with a prominent one-and-a-half-storey gabled element projecting forward from what is otherwise a single-storey form, an effect heightened by the nearby two-storey No. 6, which sits close to the boundary and is clearly visible from the street. In this context, the proposed alterations—including raising the roof profile, adding dormer windows, and other changes—are considered acceptable and in keeping with the street scene, despite the substantial scale of the southern dormer, as it would be set back and use materials matching the existing building. Rear alterations, though larger in mass, are mostly out of public view and are also judged appropriate within their setting.

address	6 Horsa Close, Bournemouth, BH6 3AW – P/25/02228/FUL
Proposal	Plot subdivision and erection of detached dwelling with associated access and parking

Committee overturn	No
Main issues	Effect of development upon highway safety
Why allowed	The site lies at the end of Horsa Close, a narrow cul-de-sac serving seven homes, and national policy states development should only be refused on highway grounds if safety would be unacceptably affected. The Council's refusal relies on concerns from the Local Highway Authority about the road's width and surface, both of which are existing constraints rather than impacts of the proposal. The development would increase traffic movements only marginally (around 14%), equating to a change from one vehicle every 26 minutes to one every 23 minutes, which is not considered material. The road's substandard surface is not judged a safety issue and falls outside the authority's responsibility, while its narrow width, although limiting two-way flow, operates safely in practice due to low speeds, limited use, and driver awareness, supported by an absence of recorded accidents since at least 1999. Overall, the small increase in traffic and site conditions would not result in an unacceptable impact on highway safety.

address	25 Meadow View Road, Bournemouth, BH11 9RD P/25/01946/HOU
Proposal	Removal of garage and store, side and rear extensions to include formation of lower ground floor level, roof lights and Juliet balcony
Committee overturn	No
Main issues	the character and appearance of the area; and the living conditions of the occupiers of the neighbouring property, having regard to outlook and light.
Why allowed	Meadow View Road is characterised by modest single-storey bungalows of consistent scale, and although the appeal property is in a prominent position, the proposed side extension would remain subordinate and in keeping with the street pattern. The rear extension, while larger, would have limited public visibility, and the altered roof design would not appear overly prominent. Overall, the proposal is considered to preserve the character and appearance of the area and comply with relevant policy. The appeal property sits slightly higher than No. 23, with a rear garden that slopes downward, and No. 23 includes a detached garage along the shared boundary. The neighbouring property has limited direct views of the appeal site, with its rear window largely facing the garage and its conservatory and patio enclosed by existing structures, creating an already confined environment. Although the proposed extension would

	<p>project significantly and sit close to the boundary, it would be viewed within the context of this existing enclosure and would not materially increase the sense of confinement or harm outlook from key habitable areas. The orientation and existing built form would also limit overshadowing, with no significant loss of daylight or sunlight identified. Furthermore, No. 23 benefits from a large rear garden beyond this enclosed area that would remain unaffected. Overall, the proposal would not cause unacceptable harm to the living conditions of the neighbouring occupiers and complies with Policy CS41.</p>
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List of live appeals

Appendix 1 provides a list of current appeals.

Options Appraisal

9. No options to consider.

Summary of financial implications

10. There are no financial implications as a direct result of this report.
11. However, it should be reminded that the Council can be subject to 'costs'⁶ if the Council were found to be behaving 'unreasonably'. Such 'unreasonable' behaviour includes procedural (relating to the process) and substantive (relating to the issues arising from the merits of the appeal) matters. Examples of unreasonable behaviour include⁷:
 - a. 'preventing or delaying development which should clearly be permitted, having regard to its accordance with the development plan, national policy and any other material considerations'
 - b. not determining similar cases in a consistent manner
 - c. imposing a condition that is not necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects, and thus does not comply with the guidance in the National Planning Policy Framework on planning conditions and obligation.
 - d. vague, generalised or inaccurate assertions about a proposal's impact, which are unsupported by any objective analysis

Summary of legal implications

12. None in directly relation to the content of this report.
13. However, it should be reminded that the Council can be subject to Judicial Review. A Judicial Review is a mechanism for challenging the process of a decision, rather

⁶ [Claim planning appeal costs: Overview - GOV.UK](#)

⁷ [Appeals - GOV.UK](#)

than the decision itself. An example of this is acting contrary to procedure. However such procedure can come with financial penalties.

Summary of human resources implications

14. There are no direct human resource implications resulting from this report. However, it is reminded that the servicing of appeals can be resource heavy, particularly at a hearing or Public Inquiry.

Summary of sustainability impact

15. There are no sustainability issues arising from this report.

Summary of public health implications

16. There are no public health implications arising from this report. Summary of equality implications

Summary of risk assessment

17. Any risks associated with any appeal decisions are discussed in the body of the report. No risks have been identified in this report.

Background papers

Published appeal statistics and appeal decisions

Criteria Document 2024

https://assets.publishing.service.gov.uk/media/674f2ec08b522bba9d991af9/Criteria_Document_2024.pdf

Live Planning Statistics tables - [Live tables on planning application statistics - GOV.UK](#)

Appendices

Appendix 1 – list of outstanding appeals.

Appendix 1:

WR: Written Representations

SF: Shopfront Fast Track

HH: Householder

IN: Public inquiry

Appeal number	Location	Proposal	Method
TP/24/00278/X	21A Bury Road Poole BH13 7DE	T1- Maritime Pine- Fell- Tree is a poor specimen that is leaning over boundary. Tree has recently had a branch failure. Due to lack of suitable pruning points tree should be removed. T2- Scots Pine- Fell- Tree is a poor specimen which is leaning into neighbouring cypress tree. Tree is causing damage to surrounding tree. T2 has a low future retention. T3- Monterey Pine- Reduce selected branches by 4m. With the removal of T1 over extended branches could fail due to less protection from the wind. Work will not be detrimental to the health of the tree.	TRF
P/26/00485/CLP	50 Feversham Avenue Bournemouth BH8 9NL	Lawful Development Certificate for raising of eastern fencing and boundary treatments	WR
P/26/00392/HOU	Amberwood Cottage St Catherines Hill Lane Christchurch BH23 2NL	Demolish existing conservatory and erect a single storey side extension	WR
P/26/00732/CLP	19A Selwood Park Weymans Avenue Bournemouth BH10 7JU	Lawful Development Certificate for proposed erection of a single-storey conservatory.	WR
P/26/00764/HOU	50 Somerley Road, Bournemouth, Dorset, BH9 1EN	Retrospective consent for the erection of a single-storey ancillary outbuilding within the residential curtilage	HH
P/25/02922/HOU	3-5 Bridge Street Christchurch BH23 1DY	Retention and maintenance of garden shed within curtilage (retrospective)	HH
P/26/01417/HOU	2 Clarence Road, Poole, BH14 8AX	Rear single-storey infill extension and a loft conversion with rear dormer and velux window to the front.	HH
P/26/01143/CONDR	Land Rear of 21-27 Brixey Road Poole BH12 3PB	sever the land and erect 3 x dwellings with associated access and parking, including enabling partial demolition works to No 25 Brixey Road, without complying with condition no 2 attached to planning permission reference P/25/04203/FUL, dated 2nd February 2026.	WR
TP/23/00360/X	23 Widworthy Drive, Broadstone, BH18 9BD	T7: Silver Birch - Fell to ground level. Replacement planting: One container grown lime to be planted in the rear	TRF

		garden within 5m of tree.	
APP/23/01397/P	6 Pinewood Road, Poole, BH13 6JS	Outline application to demolish existing bungalow and garage. Construct 3 houses.	WR
S78/2024/7593	Bermuda Cafe Poole Hill Bournemouth BH2 5PW	Retrospective application for the erection of a single storey extension and outdoor covered area to rear, pergola to the front and alterations to boundary treatment	WR
C/2024/1952	Palm Lounge Bar, Poole Hill, BOURNEMOUTH, BH2 5PW and Bermuda Cafe, Poole Hill, BOURNEMOUTH, BH2 5PW	Without planning permission, a single storey side extension with extract flue, covered outdoor structure located to the rear, and pergola structure located to the front, fixed jumbrella and new boundary treatment in the approximate positions hatched black.	WR
7-2024-23085-I	Flat 2B Whitley Court West Cliff Gardens Bournemouth BH2 5HL	Application for a Lawful Development Certificate for an Existing Use of Flat 2B as a single dwelling house	WR
C/2022/1023	17, The Litzo, 37-39 Boscombe Spa Road, Bournemouth, BH5 1AS	Without planning permission, the erection of raised platforms to the rear of the dwelling.	WR
8/23/0675/CLE	The Barn 41A Burley Road Christchurch BH23 7AJ	Application for a Lawful Development Certificate for an existing conservatory to the West Elevation.	WR
ENF/25/0012	Theme Park Merritown Lane Christchurch BH23 6BA	Refused retrospective planning application 8/24/0180/FUL for change of use to commercial airport car parking with associated works, APNR etc. Refused retrospective advertisement application 8/24/0181/ADV for 49 x non-illuminated signs.	WR
7-2024-9354-F	1346 Christchurch Road Bournemouth BH7 6ED	Application for a Lawful Development Certificate for proposed formation of 3 areas of hardstanding within the curtilage of the residential planning unit	WR
C/2024/2025	3 Ashford Road Bournemouth BH6 5QB	Without planning permission, the erection of an extension to house an outdoor kitchen area with structures, the construction of a raised platform with balustrade and steps to the rear of the dwelling.	WR
P/25/00867/CLP	8B Partridge Walk Poole BH14 8HL	Certificate of lawfulness to Lower the south side wall of the house by up to 525mm. The house is 3 storey (basement, ground and 1st) with living areas on the top (1st) floor. The wall forms the boundary to a balcony on the 1st floor level. The top of the existing wall is 1625mm above the finished floor level of the balcony. The proposal is to lower the wall so the top is at a height of at least 1100mm above the balcony finished floor level. The existing wall is zinc clad for the full	WR

		height. The proposed reduced height wall would have identical finishes to that of the existing wall.	
ENF/25/0107	7 Leven Avenue Bournemouth BH4 9LH	The unauthorised erection of a boundary wall more than 1 metre in height adjacent to the highway, as shown in the approximate position outlined in red on the attached site location plan.	WR
C/2023/1437	Throop Mill Throop Road Bournemouth BH8 0DL	1. Means of enclosure; 2. Repairs to listed Building 3. The siting of a portable building See case ref: 2021/0668	WR
7-2025-26319-D	1 Tasso Riverbank 40 1 Wick Lane Bournemouth BH6 4JX	T1 -Monterey Pine - Fell to ground level	HR
P/25/00095/FUL	243 Ashley Road Poole BH14 9DU	Conversion of part of the ground floor into a residential studio flat together with alterations in the form of the reinstatement of two obscure glazed rooflights. A new door and a new additional window in the west elevation. Creation of a communal roof garden.	WR
C/2023/1513	22 Stafford Road Bournemouth BH1 1JH	Description - Former 8 bed HMO converted into 6 flats, permission approved for only 4 flats.	WR
P/25/00728/FUL	The Lodge 2A Burton Road Poole BH13 6DU	Replacement dwelling with associated parking and access	WR
P/25/01995/HOU	34 Sopers Lane Poole BH17 7ES	Proposed new access and hardstanding driveway, dropped kerb, proposed boundary fence, retain plant bed and proposed retaining wall.	WR
APP/24/01374/F	Branksome Chine Cafe, Pinecliff Road, Poole, BH13 6LP	Variation of condition 2 & 5 of planning permission APP/22/00538/F as described in that description to amend the plans under condition 2 to reflect the fixed seating layout and amend the wording of condition 5 to removing reference to the removal of tables and chairs each day to allow these to be fixed and retained in situ.	WR
P/25/03870/FUL	Pavement o/s 15 Holdenhurst Road Bournemouth BH8 8EH	The installation of 1no. BT Street Hub	WR
P/25/03874/FUL	Pavement o/s 405-409 Wimborne Road Bournemouth BH9 2AJ	The installation of 1no. BT Street Hub and removal of associated BT payphones.	WR
P/25/03869/ADV	First Floor Flat 15 Holdenhurst Road Bournemouth	Advertisement consent for the installation of 1no. BT Street Hub	SF

	BH8 8EH		
P/25/03873/ADV	Pavement o/s 405-409 Wimborne Road Bournemouth BH9 2AJ	Advertisement consent for the installation of 1no. BT Street Hub and removal of associated BT payphones.	SF
APP/23/00822/F	Canford Recycling Centre Arena Way Poole BH21 3BW	Demolition and Removal of existing structures and the erection of a Carbon Capture Retrofit Ready Energy from Waste Combined Heat and Power Facility with associated Combined Heat and Power Connection, Distribution Network Connection and Temporary Construction Compounds and associated buildings and ancillary car parking.	IN
P/25/02992/FUL	Land rear of 335 Ringwood Road Poole BH12 3JN	Demolish detached garage, sever land and erect a detached bungalow with associated vehicular parking	WR
P/25/04269/FUL	Land rear of 335 Ringwood Road Poole BH12 3JN	Demolish detached garage, erection a detached 1-bedroom bungalow and formation of new parking area with 2no. spaces to no. 335 Ringwood Road and 1no. space for the proposed dwelling	WR
ENF/25/0115	50 Ashford Road Bournemouth BH6 5QD	the formation of two additional residential units, by virtue of physical separation from the host dwelling, and each capable of independent occupation with separate facilities allowing for independent day-to-day living,	WR
P/25/03296/FUL	Marina Court 34 Banks Road Poole BH13 7QE	Demolish garage to create a vehicular access and erect a detached bungalow	WR
P/25/03851/FUL	2 Wallace Road Poole BH18 8NG	Demolition of existing dwelling, garage and the erection of a block of 6 flats with on site car parking	WR
P/25/01436/FUL	87 Ringwood Road Poole BH14 0RH	Alterations and change of use of part of first and second floors into 6 bedroom HMO for a maximum of 6 people ancillary to the primary use of the premises as a mixed Automotive Restoration workshop (Sui Generis) and car storage (B8) use (part retrospective).	WR
P/25/03015/LB	Stourview House Throop Road Bournemouth BH8 0DH	Retrospective: Listed Building Consent for the retention of a replacement composite door located on the secondary (side) elevation. Existing unauthorised.	WR

P/25/03304/FUL	19 Hogue Avenue Bournemouth BH10 6DA	Demolition of a single storey extension to the side of existing house, severance of the existing plot and the erection of a pair of semi-detached houses with vehicular accesses and car parking	WR
P/25/02979/FUL	59 and 61 Creekmoor Lane Poole BH17 7BW	Erect two dwellings at the rear of 59 and 61 Creekmoor Lane.	WR
P/25/04618/ADV	347-349 Holdenhurst Road Bournemouth BH8 8BS	Erection of an illuminated small format advertising display	SF
ENF/25/0538	29 Links Road Poole BH14 9QS	Refused retrospective application for 2m high fence following ENF/25/00023.	WR
P/25/02861/FUL	37 Grand Avenue Bournemouth BH6 3SY	New Terrace at first floor together with doors to terrace.	WR
P/25/04177/FUL	100 Boscombe Grove Road Bournemouth BH1 4PG	Erection of single 2 storey dwelling house and outbuilding	WR
P/25/03354/FUL	2c Flat 1a Beresford Road Bournemouth BH6 5AA	Retrospective: Change of Use from Class C3 (Residential) to Class E3 (Office Use).	WR
P/25/01189/FUL	36 Cromwell Road Poole BH12 2NS	Retrospective consent for removal of garage, erection of single storey store to front and erection of a self contained dwelling to rear	WR
P/25/04005/OUT	35 Denmark Road Poole BH15 2DE	Outline Planning Permission with all matters reserved for the demolition of existing workshop / store and re-development of the site with 9 flats.	WR
P/25/01839/FUL	Tennis Courts Seafield Road Bournemouth BH6 3EX	Installation of LED flood lighting around to the existing tennis courts at Seafield Gardens. Number of lights: 10 floodlights. Mounting height: 6m poles.	WR
ENF/24/0056	Parley Court Golf Course Parley Green Lane Christchurch BH23 6BB	Alleged unauthorised ground works resulting in bunds	WR
P/25/03322/HOU	6 Seacombe Road Poole BH13 7RJ	Proposed first floor level extension incorporating mezzanine level study area within dormer window; construction of 2no. columns supporting 1st floor level extension; construction of link bridge between proposed extension and garden; Changes to fenestration addition of rooflights to loft space; internal alterations	WR

P/25/04727/HOU	Le Beau Arrowsmith Road Poole BH21 3BE	Extension and alterations to change existing chalet bungalow into a house with annex positioned over triple garage. Installation of solar panels.	HH
P/25/04213/FUL	57 Old Christchurch Road Bournemouth BH1 1EH	Change of use from Bank (Class E) to an Adult Gaming Centre (AGC) (Sui Generis)	WR
P/25/05068/HOU	50 Baring Road Bournemouth BH6 4DT	Erection of pole mounted weather station	HH
P/25/05097/HOU	96 Lake Drive Poole BH15 4LU	Proposed roof alterations, single storey and two storey rear/side extension and garden kitchen/storage outbuilding	HH
P-23023-040225	Land Adjacent 3 Lytton Road Bournemouth BH1 4SH	Erection of a one bedroom dwelling with associated cycle parking	WR
P/25/04045/CONDR	Southbourne Cross Roads Car Park Southbourne Overcliff Drive Bournemouth BH6 3NH	Variation of Conditions 1 & 8 of Planning Permission 7-2025-28119-C (Minor material amendment application to vary condition no .2 for internal and external alterations to Blocks A-D, erection of a new cycle store for Block A and re wording of conditions 4,5,7,8 and 9 (Application ref. 7-2021-28119, original description - Erection of 4 blocks (total of 27 flats) with bin and cycle stores and formation of vehicular access and associated undercroft car parking.) to allow for changes to Block D to form a privacy wall and roof terrace (part retrospective).	WR
P/25/04279/FUL	40 West Way Poole BH18 9LS	Sever land and erect a dwelling (self-build) with new vehicular access off West Way.	WR
P/25/04202/FUL	1A Fancy Road Poole BH12 4QZ	Demolition of a garage and several outbuildings, and the development of 1 dwelling with associated bin and bike store.	WR
P/25/04782/HOU	160 Ringwood Road Christchurch BH23 5RQ	Formation of dropped kerb and new vehicle access	WR
P/25/00289/FUL	Travelodge West Hill Road Bournemouth BH2 5EG	Replacement windows at ground, upper ground, 1st, 2nd and 3rd floor levels	WR
P/25/02304/OUT	Park Place 6 North Road Poole BH14 0LY	Outline application with Some Matters Reserved for a phased development of up to 115 apartments across 2 separate blocks following demolition of the existing building.	WR
P/25/04438/HOU	4 Wharncliffe Gardens Christchurch BH23 5DN	First floor front extension to dwelling	HH

P/25/04672/FUL	55 Highfield Road Bournemouth BH9 2SE	Change of use from House in Multiple Occupation (Class C4) to seven person House in Multiple Occupation (Sui Generis) and erection of bin and cycle stores	WR
ENF/25/0373	336 Wallisdown Road Bournemouth BH11 8PP	Refused app P/25/01017/HOU - Rear extension, hip to gable front extension, 2 side dormer, double dormer on east roof, 5 roof lights and juliet balcony.	WR
P/25/04694/HOU	13 Solent Road Christchurch BH23 5PZ	Two Storey Rear Extension	HH
P/25/04440/HOU	13 Milford Drive Bournemouth BH11 9HL	Removal of existing roof and replacement with a new pitched roof to create first-floor accommodation including two dormer windows of equal size on each side of the roof. Demolition of the existing detached garage and construction of a smaller, rear extension. Revised design following refusal P/25/01929/HOU, with the previous side extension removed and overall roof mass reduced.	HH
P/25/05101/ADV	1466 Wimborne Road Bournemouth BH10 7AS	Retrospective: Advertisement Consent for low light RGB multi-colour LED display board and fascia sign	SF
P/25/02567/FUL	Rear of 10 & 10a Vicarage Road Poole BH15 3AZ	Change of use of detached triple garage to form a separate house with no additions or extensions.	WR
P/25/02516/FUL	The New Westcliff Hotel 27-29 Chine Crescent Bournemouth BH2 5LB	Retrospective application for change of use of a former hotel building at no. 29 to a 22-person HMO (Sui Generis Use) with shared dining room, kitchen, and parking area.	WR
P/25/05261/FUL	17-19 Parkstone Road Poole BH15 2NN	To build a block of 20 HMOs, with associated cycle rack, bins and amenity space	WR
P/25/01971/FUL	77 Wimborne Road Bournemouth BH3 7AN	Alterations and roof extensions to form a 2 bed flat including installation of roof lights	WR
P/25/04670/FUL	Falkland Square, Poole, BH15 1ER	Installation of 1no. BT Street Hub and removal of associated BT payphones.	WR
P/25/04671/ADV	Falkland Square, Poole, BH15 1ER	Advertisement Consent for installation of 1no. BT Street Hub and removal of associated BT payphones.	SF
P/26/00262/FUL	20 Crichel Road Bournemouth BH9 1JG	Construction of one dwelling with associated parking to the rear of 20 Crichel Road.	WR
P/25/02928/FUL	207 Lower Blandford Road Broadstone Poole BH18 8DN	Erection of a block of 3no. flats with cycle and bin store and operational car parking space	WR

P/25/02321/OUT	5 Higher Blandford Road Poole BH18 9AB	Outline application with Some Matters Reserved to sever land and erect 2no. detached houses and 1no. detached bungalow with shared vehicular access with no. 5 Higher Blandford Road.	WR
P/25/02921/LB	3-5 Bridge Street Christchurch BH23 1DY	Listed Building Consent for the retention and maintenance of garden shed within curtilage (retrospective)	WR
P/25/01216/FUL	31A The Avenue Poole BH13 6LJ	Demolish existing dwelling and erect a replacement building containing 8 apartments with associated works.	WR
APP/24/00498/P	291 Bournemouth Road Poole BH14 9AH	Demolish the existing buildings and erect 15 dwellings with associated parking and access.	WR
P/25/03589/FUL	65A Richmond Wood Road Bournemouth BH8 9DQ	Change of use from dwellinghouse (Class C3) to Sui generis eight person HMO	WR
P/25/01930/FUL	3 Rothesay Drive Christchurch BH23 4LB	Demolish existing dwelling, erect replacement. Convert pool house into an ancillary annexe.	WR
P/25/02136/FUL	5 Bank Chambers Penn Hill Avenue Poole BH14 9NB	Erection of an extraction flue (retrospective)	WR
P/25/03261/FUL	184 - 186 Old Christchurch Road Bournemouth BH1 1NU	Removal of existing unauthorised flue and erection of a flue.	WR
P/26/00303/CLP	7 Uppleby Road Poole BH12 3DB	Lawful development certificate for the proposed erection of a detached outbuilding to be incidental to the enjoyment of the dwelling house.	WR
P/26/00457/FUL	Flat 1 9 Chestnut Avenue Bournemouth BH6 3SP	Construction of a terrace with balcony at roof level	WR
P/26/00121/HOU	109 Catalina Drive Poole BH15 1TQ	Loft conversion with a rear dormer window and two front dormer windows to dwellinghouse	HH
P/25/03299/HOU	5 Chaddesley Wood Road Poole BH13 7PN	Partial demolition of the dwelling to physically separate from no. 5a Chaddesley Wood Road, erect extensions, and remodel of the existing dwelling to a contemporary 3 storey dwelling with balconies (as revised plans received 8th December 2025).	HH
APP/25/00143/F	86 Churchill Road, Poole, BH12 2LU	Convert a semi-detached property to an HMO (8 units)	WR
APP/25/00144/F	88 Churchill Road, Poole, BH12 2LU	Convert semi-detached property to an HMO (8 units)	WR
P/26/00193/FUL	48 Branksea Avenue	Demolition of the existing buildings and	WR

	Poole BH15 4DP	construction of a replacement detached house with detached garage, swimming pool and associated parking, landscaping and access.	
P/25/05125/HOU	23A Delhi Road Bournemouth BH9 2SS	The proposed works comprise a loft conversion with a single side dormer and a 29.07 m ² ancillary outbuilding for hobby use, with no change to the dwelling's footprint or residential use.	HH
P/25/04902/FUL	Wessex Lodge Rest Home 16 Munster Road Poole BH14 9PU	Demolition of existing buildings and erection of 4 Detached Dwellings, with associated access, parking and boundary treatments	WR
P/25/05042/FUL	Land between 22 banks road and 1 Panorama Road 22 Banks Road Poole BH13 7QE	Change of use of garage to dwellinghouse and addition of 2 roof windows to existing building	WR
P/25/03674/FUL	Parley Court Farm Parley Court Estate Parley Green Lane Christchurch BH23 6BB	Siting of storage containers (Use Class B8) with associated car and cycle parking	WR
P/25/01650/FUL	Wessex Fields Castle Lane East Bournemouth BH7 7DT	Change of use of the land and erection of a warehouse for use Class B8 self storage, together with associated access, car parking and landscaping.	HR
C/2024/1865	33 Sandringham Gardens Bournemouth BH9 3QW	Encroachment onto BCP land CoU of open space to residential Unauthorised single storey rear extension (linked appeal)	WR
C/2024/1865/1	33 Sandringham Gardens Bournemouth BH9 3QW	Unauthorised single storey rear extension (linked appeal)	WR
C/2024/1865/2	33 Sandringham Gardens Bournemouth BH9 3QW	Unauthorised single storey rear extension (linked appeal)	WR
P/25/03287/FUL	Land between 50 & 52 Broadwater Avenue & between 21 & 23 Potters Way Poole BH14 8QQ	Erection of a detached bungalow, redirected footpath and new public play park/amenity space.	WR
P/25/02323/CLE	16 Gerald Road Bournemouth BH3 7JZ	Lawful use as HMO	WR
7-2024-19600-D	Parkside Guest House 24 Southcote Road Bournemouth BH1 3SR	Retrospective: Change of use to HMO	WR