



Planning Committee

Application Address	46 South Road, Bournemouth, BH1 4PA
Proposal	Retrospective application for the erection of a single storey, lean-to timber structure to cover the existing rear patio area.
Application Number	P/26/02127/HOU
Applicant	Fabiola Mengotti
Agent	N/A
Ward and Ward Member(s)	East Cliff & Springbourne: Cllr Sara Armstrong, Cllr Anne Filer Cllr Anne-Marie Moriarty
Report Status	Public
Meeting Date	25 June 2026
Summary of Recommendation	Grant in accordance with the details set out below for the reasons as set out in the report / Refuse for the reason(s) set out below
Reason for Referral to Planning Committee	The applicant is an employee of BCP Council.
Case Officer	George Sanders
Is the proposal EIA Development?	No
For the purposes of the Conservation of Habitats and Species Regulations 2017 has the application been subject to an appropriate assessment	No

Description of Proposal

1. The proposal is a retrospective application for the erection of a single storey, lean-to timber structure to cover the existing rear patio area.

Description of Site and Surroundings

2. South Road is a residential street within the Springbourne area of Bournemouth. Number 46 is a terraced dwellinghouse, with the rear elevation and garden backing onto Grantham Road.

Relevant Planning History:

3. There is no relevant planning history.

Constraints

4. There are no relevant site constraints.

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 —
 - a. eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
 - b. advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
 - c. foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

Consultations

6. No consultations were required.

Representations

7. Site notices were displayed on the 28th May 2026. No representations were received.

Key Issue(s)

8. The key issues involved with this proposal are:
 - a. The impact on the design, character and appearance of the area.
 - b. The impact on neighbouring residential amenity.
 - c. The impact on BNG
9. These issues will be considered along with other matters relevant to this proposal below.

Policy context

10. 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 of the following policies.

Bournemouth Core Strategy (2012)

CS30: Promoting Green Infrastructure
CS41: Design Quality”

Supplementary Planning Guidance

Residential Extensions: A Design Guide for Householders (2008)

National Planning Policy Framework (“NPPF” / “Framework”)

Section 2 – Achieving Sustainable Development: Paragraph 11 – “Plans and decisions should apply a presumption in favour of sustainable development.”

For decision-taking this means:

- c) approving development proposals that accord with an up-to-date development plan without delay; or
- d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
 - i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for refusing the development proposed; or
 - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.”

Planning Assessment

Design, Character and Appearance of the Area

11. This retrospective planning application is for a small rear extension to 46 South Road. This extension is constructed primarily of uPVC and features a patio door to provide access into the garden. It infills the space between the “L” shape design of the rear elevation of the dwellinghouse and extends into the garden as far as an existing part of the dwelling into the garden, protruding around 4.5m alongside it.
12. Parts of the extension are visible from Grantham Road, albeit just the roofscape as the rest is screened by the existing rear garden boundary treatments and other garden structures and extensions along the road. Therefore, it would have minimal visual impact on the design, character and appearance of the wider area.
13. In terms of the visual impacts on the dwellinghouse itself, the design and use of materials is slightly unusual in that whilst UPVC is not an alien material, it is rare to find it used to the same extent and design as a primary material. The roofscape is built with a shallow fall to allow for drainage. To harmonise the extension with the existing single storey lean to extension, the applicant has provided amended plans showing the existing lean to be clad in the same UPVC material to its rear elevation This is considered to result in a more harmonious relationship.
14. The proposal is a modest infill which is not particularly visible from the highway or neighbouring dwellinghouses. The footprint and height of the structure are subservient to the existing dwellinghouse and the roofscape and bulk does not dominate the elevation. The harm caused to the design, character and appearance would be a minor incremental change on the area which already has a plethora of rear extensions and boundary treatments. Therefore, the proposal is compliant with the Residential Design Guide (2008) and Policy CS41 of the Core Strategy (2012) with regards to the impacts on the design, character and appearance of the area.

Neighbouring Residential Amenity

15. Number 44 South Road is not impacted as the rear extension is completely screened by the existing rear extension and the proposed roofscape does not protrude above this.
16. Number 48 to the east of the dwellinghouse has a facing elevation to the extension, and due to the "L" shape design of the dwellings in this location, would also have a rear facing window impacted. There is a singular side facing window impacted as well.
17. In terms of the side facing window, there is sufficient distance between this window and the extension as to not cause any impacts regarding overshadowing or looming. The single storey nature of the proposal means it only extends a small distance above the existing boundary fence. The proposal would therefore not have any significant impact on this window.
18. With regards to the rear elevation window, which is closest to the extension, the applicant has provided 45-degree guidelines as per the Residential Design Guide (2008) requirements when assessing neighbouring amenity. Although it does intersect in plan, the single storey nature of the proposal means the lines do not intersect the extension in elevation. Therefore, the impact on this window is acceptable.
19. Overall, the proposal, in terms of impacts on neighbouring amenity, is compliant with the Residential Design Guide (2008) and Policy CS41 of the Core Strategy (2012).

BNG

20. 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 CS30 – biodiversity and geodiversity, sets out policy requirements for the protection and where possible, a net gain in biodiversity. In addition, a 10% biodiversity net gain (BNG) is required as per the Environment Act 2021 though exemptions apply. This proposal is exempt as it is a householder application.

Planning Balance / Conclusion

21. The proposal is for a modest single-storey extension. Amendments have been made which would allow it to integrate more successfully with the host dwelling whilst it would not be readily visible from the public viewpoints. The proposal would have an impact on the adjoining property to this side (no.48), but these impacts are limited and acceptable. For these reasons, the proposal complies with policy CS41 and is recommended for approval.

Recommendation

GRANT permission for the reasons as set out in this report subject to the following 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:
 - a. 100 Location & Site Plans
 - b. 101 Existing Floor Plans

- c. 102 Rev A Existing Elevations
- d. 201 Proposed Floor Plans
- e. 202 Rev A Proposed Elevations

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

3. The development hereby permitted shall only be constructed of materials the details of which are set out within the approved plans and application form.

Reason: To safeguard the visual amenities of the locality.

Informatives

1. 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, this application would not require the approval of a biodiversity gain plan before development can be begun because the statutory biodiversity gain condition does not apply in relation to development that is the subject of a householder application within the meaning of Article 2(l) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

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.

Background Documents:

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