



EASTERN BCP PLANNING COMMITTEE – 25 JUNE 2026

ADDENDUM SHEET

6a

Address: 5 Seafield Road, Bournemouth BH6 3JE

Application number: P/26/00686/FUL

Updated plans:

An updated plan pack has been received which incorporates changes solely to the proposed elevation drawing 004, Revision D to correct anomalies with the roof light arrangement between those shown on the floor plans and site/roof plan, and the proposed south and east elevations on drawing 004.

Update to Paragraph 41:

41. The proposed building would be closer than the existing house No.5. However, with its staggered set-back, as previously, it would still be sufficiently distanced from whole side elevation of No.4/4a so that no overbearing / overshadowing will occur to any windows or upon those using the side passage. The 1st floor windows would have to be obscurely glazed and non-opening below 1.7m above floor level regarding their openings to avoid any loss of privacy / overlooking. Again, the proposed development is essentially identical in its impact to the extant appeal scheme in respect of the scale and mass of the building and window placement, *with the exception of a roof light which, with a minimum height of 1.5m and within a sloping roof, is not considered to create a harmful overlooking impact.*

Update to Condition 2 to add the updated plan references:

2. Decision notice - Plans

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

Block and Location Plan, DWG No. 001, Date: 22/06/2026

Proposed Site Plan, DWG No. 002, Rev D, Date: 22/06/2026

Proposed Floor Plans, DWG No. 003 Rev D, Date: 22/06/2026

Proposed Elevations, DWG No. 004 Rev D, Date: 22/06/2026

Proposed Street Scenes, DWG 005 Rev D, Date: 22/06/2026

Existing Garage Plans, DWG: 006, Date 22/06/2026

Existing Floor Plans, DWG 007, Date: 22/06/2026

Existing Elevations, DWG 008, Date: 22/06/2026

Proposed Landscaping Plan 524-1-R3, Date 10/06/2026

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

Update to condition 12 to add the revision number for plan number 003:

12. Obscure glazing

The building hereby permitted shall not be occupied until the windows in the south and east elevations at first floor level, as identified on the proposed floor plans drawing number 003 *Rev. D* as being obscure, have been fitted with obscured glazing, and no part of those windows that is less than 1.7 metres above the floor of the room in which it is installed shall be capable of being opened. Details of the type of obscured glazing shall be submitted to and approved in writing by the local planning authority before the windows are installed and once installed the obscured glazing shall be retained thereafter.

Reason: To prevent undue overlooking of the adjoining residential property and in accordance with Policy CS41 of the Bournemouth Local Plan: Core Strategy (October 2012).

Recommendation: Grant

6b

Address: 44 Minterne Road, Christchurch BH23 3LE

Application number : P/26/01738/CONDR

Update:

Recommendation

6c

Address: 46 South Road, Bournemouth BH1 4PA

Application number: P/26/02127/HOU

Update:

1. Updating an error at the beginning of the report under Summary of Recommendation to: Grant in accordance with the details set out below for the reasons as set out in the report.
2. Proposed Floor Plans drawing 201 showed a rear elevation window for the shower room. This has been corrected to drawing 201 revision A which removes the window in line with the Proposed Elevations 202 Revision A drawing. This is reflected in the following update 3 for the change to condition 1 (conditioning of plans).

3. Decision notice - Plans

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

100 Location & Site Plans

101 Existing Floor Plans

102 Rev A Existing Elevations

201 Rev A Proposed Floor Plans

202 Rev A Proposed Elevations

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

Recommendation