

Planning Committee

Application Address	8 Brownsea Road Poole BH13 7QP
Proposal	Remove roof, add additional storey, erect extensions and remodel the existing dwelling with associated car parking and the increase of the front boundary wall to 1.6m high and install a replacement sliding gate
Application Number	P/26/01842/FUL
Applicant	Mr & Mrs N & D Watson
Agent	Mr Darryl Howells Darryl Howells Planning Consultancy
Ward and Ward Member(s)	Canford Cliffs Cllr Gavin Wright Cllr John Challinor
Report status	Public
Meeting date	9 th July 2026
Summary of Recommendation	Grant in accordance with the details set out below
Reason for Referral to Planning Committee	Concerns relating to neighbouring amenity, highway safety, trees and ecology.
Case Officer	Sophia Dykes
Is the Proposal EIA Development?	No

Description of Proposal

1. Remove roof, add additional storey, erect extensions and remodel the existing dwelling with associated car parking and the increase of the front boundary wall to 1.6m high and install a replacement sliding gate.

Description of Site and Surroundings

2. The site is located on the north-eastern side of Brownsea Road and is currently occupied by a detached bungalow.
3. The existing bungalow features a single storey extension/conservatory to the rear and has a basement level used as a garage. To the front of the site is an area of hardstanding utilised for parking and access.

4. The site is bounded by protected trees (TPOs) to the side and rear which contribute to the verdant character of the site and surrounding area.
5. The topography of the site slopes upward towards the rear, where the rear garden is at a higher level than the front driveway.
6. The character of the area is residential, with a varied mix in the size and design of dwellings. There is also a block of flats immediately adjacent to the site.

Relevant Planning History

7. 12 Brownsea Road APP/18/00734/F - Demolish existing dwelling and erect replacement dwelling. Approved.

Constraints

8. Tree Preservation Order (TPO) Ref: 56/1999 covers the site.

Public Sector Equalities Duty

9. 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

10. 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.
11. 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.
12. 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".
13. 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.

14. 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

15. BCP Highways – no objection, subject to condition to secure access gradient.
16. BCP Trees – no objection, subject to condition to implement AMS/tree protection and ensure no excavations in tree protection zone.
17. BCP Ecology – no objection, subject to informative note that if bats are found during works that all work shall cease.
18. FCERM – no objection.

Representations

19. Site notes were erected outside the site on 15/05/26 with a date of expiry 06/06/26.
20. As of 19th June 2026, 26 comments have been received from 9 addresses, objecting to the proposal for the following reasons:
- Harm to character of the area
 - Concerns relating to side access gates
 - Concerns relating to highway safety
 - Concerns relating to protected trees and root protection areas
 - Concerns relating to land stability and geotechnical risk
 - Concerns relating to drainage
 - Concerns relating to ecology, and bats
 - Loss of privacy and overlooking from additional storey, windows, glazing and balcony
 - Amenity concerns including loss of light
 - Procedural concerns relating to neighbour notification and consultation period
 - Concerns relating to future subdivision
 - Concerns relating to ownership/boundaries
21. The application was publicised in line with national legislation, and the correct consultation period was applied.
22. It is considered that matters relating to land stability are not proportionate to the development proposed, considering it is an existing dwelling with alterations largely over the same footprint as existing. Therefore, this is not to be considered under this application.
23. Concerns relating to ownership/boundaries are a civil matter, and the agent confirms that the correct certificates have been served.
24. Any future subdivision of the plot would require separate planning permission and therefore is not a consideration material to this application.
25. Other matters will be responded to in this report.

Key Issue(s)

26. The key issue(s) involved with this proposal are:
- Impact on character and appearance of the area
 - Impact on neighbouring amenity

- Impact on protected trees
- Impact on highways and parking
- Flood risk
- Biodiversity/ Biodiversity Net Gain

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

Policy Context

28. 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 Poole Local Plan (2018) and Sandbanks Neighbourhood Plan.

Poole Local Plan (Adopted 2018)

PP01 Presumption in favour of sustainable development

PP27 Design

PP33 Biodiversity and geodiversity

PP35 A safe, connected and accessible transport network

PP38 Managing Flood Risk

Sandbanks Peninsula Neighbourhood Plan (adopted 2024)

Area 3 – The inner zone

SAND1 Landscape Character

SAND3 Trees and Gardens

SAND4 Biodiversity

SAND5 Design

Local documents

BCP Parking Standards SPD (adopted January 2021)

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

Including in particular the following:

Section 2 – Achieving Sustainable Development

Section 12 - Achieving well designed places

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

Impact on character and appearance of the area

30. Policy PP27 of the Poole Local Plan seeks to ensure that all new development achieves a good standard of design which for the purposes of the Plan is defined as development that functions well, fits in with and enhances an area’s character within its context. In this regard, development will be expected to demonstrate how the scale, form, massing, appearance, and use of materials come together to create a cohesive development for the site but also one that integrates positively within its surroundings. In accordance with Policy PP27, proposals will therefore be permitted provided that, inter alia, the development reflects or enhances local patterns of development and neighbouring buildings in terms of layout and siting, including building line and built site coverage; height and scale; bulk and massing, including that of the roof; materials and detailing; landscaping; and visual impact.
31. Policy SAND5: Design of the Sandbanks Peninsula Neighbourhood Plan states “The design of a development should contribute positively to the character and local heritage of Sandbanks. Proposals must demonstrate that the development incorporates a high standard of design. This means that, as a minimum, a development should:
 - (a) respond to the height, scale and character of buildings in the surrounding area generally and of adjacent properties in particular
 - (b) respect established plot sizes and frontages;
 - (c) be in harmony with the pattern and spacing of buildings in the existing street-scape;
 - (d) conform to established building lines and set-back from roads and pavements;”
32. The proposal relates to alterations to the existing dwelling to include removal of the roof, add additional storey, erect extensions and remodel the existing dwelling with associated car parking and the increase of the front boundary wall to 1.6m high and install a replacement sliding gate. The proposals would be readily visible from within the street scene of Brownsea Road.
33. Brownsea Road is characterised in the Sandbanks Neighbourhood Plan as part of Area 3 - The inner zone. This area is characterised by modest plot sizes and denser housing.
34. The alterations to the roof to add an additional storey would result in the existing bungalow becoming a 1.5 storey dwelling with a basement level. Due to the topography of the site and change in levels, this would appear as 2.5 storeys from the front and south elevations.
35. The size and height of dwellings along this section of Brownsea Road are varied. To the south-east of the site is a three storey block of flats known as Woodrising, and to the north-west a three storey dwelling at 12 Brownsea Road. It is also noted that 12 Brownsea Road was increased to a three storey dwelling from a 2 storey dwelling under APP/18/00734/F. Whilst this was determined under a differing local planning policy context, it is illustrative that such changes to height and massing have been accepted in the street scene.
36. The height of the dwelling would increase by c.1.5 metres, and would continue to be set below its immediate neighbours at 12 Brownsea Road and Woodrising. It is therefore considered that the

proposed increase in height would respect the character and appearance of the area and is acceptable in this context.

37. Through the increase in height, the proposal would add significant massing to the dwelling to create an additional storey at roof level. Whilst it is accepted that the increase in massing is significant, it is considered that this is proportionate to the existing dwelling, with the chalet and roof design reducing the bulk so that the dwelling does not appear as a full two-storey building. The massing/bulk of the dwelling would continue to be notably less than its two immediately adjacent neighbours at 12 Brownsea Road and Woodrising. As such, it is considered that the bulk/mass of the proposal is proportionate to the existing dwelling and reflects the character of the area.
38. A single storey rear extension of 3 metres in depth is proposed which would replace the existing conservatory. This is considered acceptable given its minor scale and single storey nature. The increase in the basement/garage level is also considered acceptable. The footprint of the existing dwelling would only minorly increase through the proposal due to these alterations.
39. The proposals would materially change the visual appearance of the dwelling through its remodelling and use of modern materials. Considering the wider variety of designs, styles and materials seen throughout the street scene, the proposed design is considered acceptable and would respect the established and varied character of the area.
40. A new 1.6m front boundary wall and sliding gate is proposed. The increase in boundary height is considered acceptable, considering boundary walls of this height and higher are seen throughout the street scene of Brownsea Road. The proposed gate would replace the existing one of a similar scale, and therefore is considered appropriate in this context.
41. Concerns have been raised that the proposal would result in overdevelopment and an erosion of the spacious, landscaped and low-density character of Brownsea Road and the wider Sandbanks area. Objections also relate to the introduction of the new access arrangements and boundary treatments which are considered by objectors to appear more urbanised and less reflective of the prevailing open character of the street.
42. These matters are material considerations and have been carefully assessed. The site is located within an established residential area characterised by a variety of dwelling designs, boundary treatments and access arrangements. Whilst spaciousness and soft landscaping are key characteristics of the area, there is no uniform approach to boundary enclosures or frontage treatments, with a mix of walls, railings, gates and planting evident along the street scene.
43. The proposed development, including the altered boundary treatments, would be read in the context of this varied street scene. The scale, layout and level of development proposed are not considered to amount to overdevelopment or to represent an incongruous form of intensification.
44. Overall, it is considered that the proposal would preserve the character and appearance of the area and would not result in unacceptable harm to the street scene or local distinctiveness, in accordance with relevant design policies
45. Due to the above assessment, it is considered that the proposed design is acceptable in the context and respects the character and appearance of the area. The proposal therefore complies with policy PP27 of the Poole Local Plan and SAND5 of the Sandbanks Peninsula Neighbourhood Plan.

Impact on Neighbouring Amenity

46. Policy PP27 of the Poole Local Plan states that development will be permitted where it is compatible with surrounding uses and would not result in a harmful impact on amenity for local residents and future occupiers in terms of sunlight, daylight, privacy, noise and whether it would be overbearing/oppressive; and provides satisfactory external and internal amenity space for existing and future occupants. This is also reflected by Policy SAND5 of the Sandbanks Neighbourhood Plan.

47. The NPPF states that planning decisions should provide attractive, welcoming and distinctive places to live and visit; create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users (para.135).
48. In terms of privacy, the proposal would introduce several new windows, as well as a balcony on the front and rear elevations. In relation to the front elevation, the new windows in the roof would have views over the public realm and therefore would not give rise to privacy concerns. The front balcony would wrap around to the south elevation with views towards the neighbouring Woodrising, however, given the positioning of the dwelling, any views would be over the front garden space of Woodrising and would be largely obscured by trees and therefore would not give rise to privacy concerns. Furthermore the balcony is proposed to be obscure glazed which is secured by condition, further reducing any perceived overlooking concerns.
49. On the south elevation, new windows are proposed facing towards Woodrising including a Juliet balcony. As per the justification above, due to the positioning of the application dwelling which is in front of the block of flats, any views would be over the front garden area of Woodrising and therefore would not give rise to any privacy concerns.
50. On the rear/east elevation, significant new glazing is proposed as well as a balcony. Views would be towards the rear of the site and the neighbouring property at 76 Banks Road, with some obscure views towards 10 Brownsea Road. The existing separation distance between the rear of the existing dwelling and 76 Banks Road is c. 17.7 metres which will reduce to c. 14.5 metres through the proposals. In respect of the relationship with No. 76 Banks Road to the rear, the principal ground floor habitable accommodation would not result in harmful overlooking or loss of privacy. The existing boundary treatment and established landscaping provide effective screening between the properties and would continue to do so given the trees are protected under TPOs. At first floor level, and in particular from the proposed master bedroom, there may be some limited views towards the neighbouring property. However, the relationship would primarily be between secondary/private bedroom spaces, rather than involving primary living areas or principal amenity space. On this basis, the degree of intervisibility is not considered to be materially harmful and would be typical of relationships found within a residential context of this nature. It is not considered that there would be any harmful overlooking towards 10 Brownsea Road given the existing screening and separation distances. Concerns have been raised regarding the proposed rear balcony and the potential for overlooking towards No. 12 Brownsea Road. The balcony on the rear elevation is designed to be recessed and is enclosed on both sides by the surrounding roof form. This arrangement naturally directs views towards the application property's own rear garden, rather than laterally towards neighbouring gardens, including No. 12. Furthermore, it is noted that no.12 has a rear balcony which has direct views into the applications sites rear garden, and therefore there is a degree of mutual overlooking which is acceptable in this context.
51. On the north elevation, a new high-level window and roof lights are proposed. Views would be towards the neighbouring 12 Brownsea Road, which is separated by a private drive leading to 10 Brownsea Road. The windows on the side elevation of 12 Brownsea Road facing the application site are obscure glazed and therefore the proposal would not harm privacy or create overlooking.
52. Objections have been received in respect of potential overlooking and loss of privacy arising from the proposed additional storey, windows, and balcony. These impacts have been carefully assessed. While it is acknowledged that there may be some increased intervisibility, the relationship between the application site and neighbouring properties, including separation distances, is such that the proposals would not give rise to unacceptable harm. The design, siting and orientation of the development are considered typical of a residential environment, and any overlooking would not be materially greater than that normally expected in such contexts. Accordingly, the proposal is not considered to result in a significant or demonstrable loss of privacy or amenity to neighbouring occupiers.
53. In relation to daylight and sunlight impacts, the proposed development is not considered to result in a material reduction in natural light to the neighbouring property at No. 76 Banks Road. The ridge height would increase by approximately 1.3 metres above the existing level; however, during the mid-afternoon period, when sunlight reaches the rear relationship between the properties, the sun

would remain at a sufficient elevation to continue to provide direct light to No. 76. The proposal would also not result in an unacceptable loss of light to no. 12 Brownsea Road, whilst the massing and height of the dwelling will increase, this will continue to be set below this neighbour, and any shading will be confined to the morning hours and as such does not amount to harm to warrant refusal of the scheme.

- 54. The proposal would not appear overbearing to any neighbour, whilst the bulk/massing/height is increasing, the property will continue to be largely over the same existing footprint, and would not be any higher than its immediate neighbours at 12 Brownsea Road and Woodrising. Separation distances are sufficient for this context and therefore the proposals would not appear overbearing.
- 55. The proposals would not harm the outlook of any neighbour.
- 56. Due to the assessment above, the proposals comply with Policy PP27 of the Poole Local Plan and SAND5 of the Sandbanks Peninsula Neighbourhood Plan in terms of protecting neighbouring amenity.

Impact on Highways and Parking

- 57. Policy PP35 of the Poole Local Plan gives a number of requirements that new development should achieve with regards to highway, pedestrian and other sustainable transport matters. Among other aspects, they seek to ensure a satisfactory means of access and provision for parking in accordance with adopted standards.
- 58. Through the proposals parking would continue to be provided in line with the BCP Parking Standards.
- 59. The proposal introduces a new boundary/access, this has been deemed acceptable by BCP Highways subject to condition to limit the access gradient.
- 60. Objections have been raised in respect of highway safety, particularly concerning the proposed side/rear access in proximity to the driveway serving No. 10 Brownsea Road. Concerns relate to the constrained width of the driveway, absence of passing space or turning provision, and the potential for restricted visibility and manoeuvrability associated with the proposed gates.
- 61. These matters are material considerations and have been carefully assessed. The proposed gates would provide secondary, incidental access within the curtilage of a single dwelling and are not intended to serve as a primary vehicular access. It should also be noted that there is an existing gate in this location, which is to be widened under the proposal. As such, their use is expected to be limited in frequency and intensity.
- 62. While it is acknowledged that the adjoining driveway is relatively narrow and constrained in character, the proposal does not introduce a new principal access onto the highway, nor does it materially alter the established access arrangements serving neighbouring properties.
- 63. In respect of visibility and manoeuvring, the Local Planning Authority is satisfied that the level of risk arising from the proposal would not be materially greater than the existing situation, where vehicle movements along the driveway already require a degree of caution and low-speed manoeuvring. The scale and nature of the proposal are therefore not considered to give rise to a severe or unacceptable impact on highway safety.
- 64. Due to the above, the proposals would not give rise to highway harm and complies with policy PP35 of the Poole Local Plan.

Trees

- 65. Policy PP27 of the Poole Local Plan seeks to ensure that proposed residential extensions and alterations respond to natural features on the site and do not result in the loss of trees that make a significant contribution, either individually or cumulatively, to the character and appearance

of the area. Any scheme that requires the removal of trees should, where appropriate, include replacement trees to mitigate their loss.

66. Protected trees are present on the application site and in the neighbouring and nearby residential properties. The application is supported by an Arboricultural Impact Assessment, Method Statement and tree protection plan.
67. The application has been assessed by BCP's tree officers who raises no objection, subject to conditions to enforce the AMS and ensure no excavations in tree protection zone.
68. Concerns have been raised regarding the potential impact of the proposed works on protected trees, including effects on Root Protection Areas (RPAs), and the adequacy of the submitted arboricultural information. Objections also highlight uncertainty in relation to future use of the side access and the potential for construction activity, excavation, and vehicular movements to adversely affect tree health and stability.
69. The application is supported by arboricultural information which identifies the trees on and adjacent to the site and sets out measures for their protection during construction. Subject to appropriate safeguards, including tree protection fencing and adherence to an agreed Arboricultural Method Statement, it is considered that the retained trees can be adequately protected.
70. While objectors note elements of uncertainty within the submitted information, the proposal can be controlled through the use of planning conditions. This approach is standard practice and ensures that potential impacts on RPAs are appropriately managed throughout the construction process.
71. In respect of concerns regarding potential future use of the access and associated impacts on trees, these are speculative and do not form part of the current proposal. Any works that may affect protected trees, including within RPAs, would require separate consent where applicable.
72. Overall, subject to the imposition of conditions, the proposal is not considered to result in unacceptable harm to protected trees, their contribution to visual amenity, or biodiversity in compliance with PP27 of the Poole Local Plan and SAND3 of the Sandbanks Peninsula Neighbourhood Plan.

Impact on Flood Risk/Drainage

73. The site is at risk of future flooding. The application is accompanied by a Flood Risk Assessment (FRA) which is proportionate to the development proposed as required by PP38 of the Poole Local Plan
74. The submitted Flood Risk Assessment confirms that the site lies within Flood Zone 1, albeit within an area identified as having potential future flood susceptibility. The proposal relates to the extension and alteration of an existing dwelling, with no increase in the number of residential units, and therefore does not increase flood risk vulnerability. The existing basement is to be retained but will not be used for habitable accommodation, and finished floor levels will remain unchanged. Safe access and egress can be achieved to land within Flood Zone 1. The development incorporates flood resilience measures, including the use of water-resistant materials and the raising of electrical services above predicted flood levels. It is therefore considered that the proposals would not increase flood risk on site or elsewhere and would provide an appropriate level of mitigation in accordance with national policy.
75. Concerns have been raised that the application does not demonstrate a clear or deliverable surface water drainage strategy, particularly given that soakaway locations are not specified and the site is subject to constraints including retained trees, RPAs, limited space and sandy ground conditions.
76. These matters are acknowledged and are material considerations. However, the proposal relates to a householder development within an established residential curtilage where an existing drainage regime is already in place. The scale and nature of the development are not such that they would be expected to generate a significant increase in surface water runoff beyond that typically associated with a single dwelling.

77. While objectors raise concerns regarding site constraints and feasibility, there is no substantive evidence to indicate that an appropriate drainage solution could not be achieved within the site. The siting and design of the development do not preclude the provision of suitable surface water management, taking into account ground conditions and the presence of retained trees.
78. Accordingly, the proposal is not considered to give rise to unacceptable impacts in terms of flooding, drainage, or surface water management.
79. The proposal therefore complies with Policy PP38 of the Poole Local Plan.

Biodiversity/ Biodiversity Net Gain (BNG)

80. 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 PP33 (biodiversity and geodiversity) sets out policy requirements for the protection and where possible, a net gain in biodiversity. Similarly SAND4 of the Sandbanks Neighbourhood Plan encourages biodiversity enhancements.
81. 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 as defined within article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015 being "an application for planning permission for development for an existing dwellinghouse, or development within the curtilage of such a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse"
82. A Preliminary Roost Appraisal (PRA) has been submitted in support of the application, which concludes that the development can proceed without harmful ecological impacts. The works are confined principally to the footprint and envelope of the existing dwelling. The PRA has been reviewed by BCP's ecologist who raises no objection, subject to an informative that requires works to cease if bats are found during construction.
83. Concerns have been raised regarding the potential ecological impacts of the proposal, including possible effects on bats and other protected species, the ecological value of retained trees, and the risk of disturbance, habitat loss and lighting impacts.
84. These matters are material considerations and have been assessed. The proposal relates to development within an established residential curtilage and does not involve the removal of buildings or features identified as having a high likelihood of supporting protected species. Nevertheless, the Local Planning Authority has regard to its duties under relevant legislation and policy in respect of biodiversity and protected species.
85. In the absence of definitive evidence to the contrary, and considering the minor nature of the scheme as a householder application, it is not considered that the proposal would give rise to significant harm to protected species.
86. The contribution of mature trees and boundary planting to biodiversity is recognised, and their retention and protection are addressed separately within the arboricultural assessment. Subject to the imposition of appropriate conditions, the proposal is therefore not considered to result in unacceptable harm to biodiversity, protected species, or the wider ecological network.
87. The proposals therefore complies with Policy PP33 of the Poole Local Plan and SAND4 of the Sandbanks Peninsula Neighbourhood Plan.

Conclusion

88. The proposals are acceptable and comply with the relevant policies of the Poole Local Plan and Sandbanks Peninsula Neighbourhood Plan.

Recommendation

89. **Grant** subject to the following conditions (as listed under 'Conditions') with power delegated to the Head of Planning (Operations) (including any officer exercising their powers if absent and/or the post is vacant and any other officer nominated by them for such a purpose) to alter and/or add to any such conditions provided any alteration/addition in the opinion of the Head of Planning (or other relevant nominated officer) does not go to the core of the decision.

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 and documents:

PL 04 Proposed Elevations

PL 02 Proposed Floor Plans & Street Scene

PL 01 B Existing Floor Plan, Site Plan & Location Plan

PL 02 Walling plan

PL 05 A Side Gate

PL 06 Site Section

Arboricultural Impact Assessment Reference number 755/AIA/1

Tree Protection Plan reference number RNapc/755/TPP/1

Preliminary Roost Assessment ref. PRA.V1.8.BR.P

Flood Risk Assessment received 18/06/26

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 on the application form and in approved plan reference PL04.

Reason: To safeguard the visual amenities of the locality.

4. No part of the development hereby permitted shall be carried out other than in accordance with the details contained in the approved Arboricultural Impact Assessment, Tree Protection Plan and Arboricultural Method Statement.

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

5. No trenches, pipe runs or excavation for services or drainage shall be sited within the tree protection zone in accordance with BS5837:2012 of any existing tree or group of trees to be retained on the site or on adjoining land, and no ground levels shall be altered within this same radius.

Reason -To avoid any undue damage to trees to be retained on the site.

6. No part of the development hereby permitted shall be used unless the initial 5 metres of the vehicle access have first been laid out and constructed to a gradient not exceeding 1 in 12 in accordance with the details set out in approved plan PL01.

Reason: In order to provide a safe and useable access.

7. No part of the development hereby permitted shall be used unless the balcony glazing on the front and rear elevations as shown on approved plan PL04 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). Every obscured glazed balcony 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 property.

8. 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 area of the single storey rear extension hereby permitted be used as a balcony, roof garden or similar amenity area.

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

9. Notwithstanding the approved plans, the basement shall not be used as habitable accommodation (including bedrooms, living rooms, kitchens or similar) and shall only be used for purposes incidental to the enjoyment of the dwellinghouse.

Reason: To ensure that the development provides an acceptable standard of accommodation and to safeguard residential amenity, in accordance with PP27.

Background Documents:

P/26/01842/FUL

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.

Case Officer Report Completed:

Officer: Sophia Dykes

Date: 19/06/2026

Agreed by: Katie Herrington

Date: 29/06/2026

Comment: