

Planning Committee

Application Address	Flat 2 143 Alexandra Road Poole BH14 9EP
Proposal	Alterations to outbuilding to form ancillary accommodation
Application Number	P/26/01846/FUL
Applicant	Ms Hannah Yardy
Agent	Draycott Chartered Surveyors
Ward and Ward Member(s)	Penn Hill Cllr Jo Clements Cllr Oliver Walters
Report status	Public
Meeting date	6 August 2026
Summary of Recommendation	Grant in accordance with the details set out below
Reason for Referral to Planning Committee	Ward Cllr called in as the proposal 'would cause unacceptable levels of overlooking and overdevelopment of the application site'
Case Officer	Dominika Robbins
Is the Proposal EIA Development?	No

Description of Proposal

1. Use of outbuilding for ancillary purposes (Annex), along with removal of garage door and erection of windows.
2. The outbuilding can currently be used incidentally to the 'enjoyment of the dwelling house', and planning permission is required for it to be used for 'ancillary purposes' – this includes use as an annex, which is currently being proposed.

Description of Site and Surroundings

3. The application site contains a two storey detached building located on the western side of Alexandra Road. The building has been horizontally subdivided into two flats. This application

relates to Flat 2 on the upper floor. In the rear garden of Flat 2 there is currently present a single storey flat roof outbuilding consisting of working from home space/gym with kitchenette, garage, store room and a toilet. Internal changes have been made within this building since last approvals – garden room has been converted into a working from home space and the area of the approved garage and boat store was changed for garage/storeroom and a toilet.

Relevant Planning History

4. **2018** - Conversion of the existing boat storage/garage to a 2 bedroom dwelling with associated access and parking – **refused** (APP/18/01663/F) for the following reasons;
 - a. *The proposed development by reason of the siting of the proposed dwelling, together with the resultant plot sizes of the retained flats and the proposed dwelling, constitutes an incongruous and discordant form of isolated backland development that would sit uncomfortably in the context of the spaciousness of this backland location and fail to respect the prevailing and established pattern and grain of development. The private and primary amenity space proposed for the new dwelling would suffer from limited sunlight due to its size, northerly position to the proposed dwelling, and the overhanging deciduous protected trees within the garden of No.141 and would therefore provide a poor amenity space for future occupiers and would lead to future pressure to prune or fell the trees. As such, the proposal fails to achieve a good standard of design and represents a form of development that fails to assemble sufficient land in order to deliver a development of a type, scale and layout that would preserve or enhance the residential character of the area contrary to the provisions of Policies PP27 and PP28 of the Poole Local Plan (adopted November 2018).*
 - b. *Reasons for refusal 2 and 3 relate to a lack of SAMMs payment*
5. The appeal was dismissed (APP/Q1255/W/19/3225565).
 - a. **2017** - Non material amendment following approval 16/01102/F for an addition of a garage door on the boat store – **approved** (APP/17/00287/F)
 - b. **2016** - Revised application for proposed garage/ boat store – **approved** (APP/16/01102/F)
 - c. **2016** - Proposed garage/ boat store – **approved** (APP/16/00773/F)

Constraints

6. The trees growing next to the northern boundary of the application site are covered by a TPO.

Public Sector Equalities Duty

7. 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

8. 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.
9. 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
10. 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.
11. 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

12. BCP Highways – no objection. Providing the proposed accommodation would remain ancillary to the main dwelling then there would be no additional parking requirements, and the proposals would not give rise to significant highway issues.
13. BCP Arboricultural Team – no objection. Protected trees (a horse chestnut and a sycamore) lie along the site’s northern boundary and overhang part of the outdoor space. A previous 2018 proposal to convert the building into a separate dwelling was refused due to concerns that shading from the trees would create poor living conditions and lead to pressure for their pruning or removal. The current proposal is for use as an annexe rather than an independent dwelling, meaning the main garden would still be available and there is less reliance on the affected outdoor area. As a result, the previous concerns about shading and pressure on the trees are considered to be reduced to an acceptable level.

Representations

14. Site notices were posted outside the site on 21 May 2026 with an expiry date for consultation of 12 June 2026. 19 letters of representation have been received (2 from the same address) raising objection to the proposal. The issues raised comprise the following:

- The proposal would have an adverse impact on the character and amenity of the surrounding area same as the previously refused and dismissed at appeal scheme,
- The accommodation is not genuinely ancillary and could be separate dwelling
- It would increase parking pressure at Alexandra Road
- Pressure to prune or fail the protected tree
- The proposal risks harming the character of the established green corridor between Alexandra Rd & Crescent Rd, which forms an important feature of this area.
- The outbuilding could become an air b&b
- The proposal is against the condition imposed to the previous permission – incidental use only
- Existing use is not accurate – discrepancy between existing floor plan and marketing photos
- Overlooking of the garden of Flat 2 of the main building and noise disturbance – screening by a boundary hedge is not a permanent safeguard.
- No sedum roof has been implemented
- Sewer and water systems will face a greater demand and wear.
- Changes within the outbuilding were made without permission – kitchenette and toilet
- The property is listed for sale
- narrow drive and reduction on parking provision would further increase the risk the crashes and accidents.
- The proposal would have negative impact on birds and wildlife.
- The additional traffic would result in disturbance, for example, more noise from vehicles on the gravel driveway and potentially security lighting shining directly into the rear bedrooms. It is also likely to cause obstruction on the driveway when manoeuvring is already tight.

Officer comment:

15. Any alleged breach of planning should be reported to the council's enforcement team.
16. As the proposal is being against the condition imposed to the previous permission (incidental use only), change of use of the existing outbuilding to the ancillary annexe cannot be done without separate permission that is seek through this application.
17. Sewer and water systems facing a greater demand and wear and tear is not a planning matter
18. Whether or not a property is for sale is not a matter material to the determination of this application.

Key Issue(s)

19. The key issues involved with this proposal are:

- Impact on the character and appearance of the area
- Impact on the neighbouring amenity and privacy
- Impact on parking and highways
- BNG

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

Policy Context

21. 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, relevant local documents and the National Planning Policy Framework 2024.

These include specifically the following policies:

Poole Local Plan (Adopted 2018)

PP01 Presumption in favour of sustainable development
PP13 Housing for multi-generational and extended families
PP27 Design
PP33 Biodiversity and geodiversity
PP34 Transport strategy
PP35 A safe, connected and accessible transport network

Supplementary Planning Documents:

BCP Parking Standards SPD (adopted January 2021)

National Planning Policy Framework (December 2024 as amended)

Planning Assessment

Housing for multi-generational and extended families

22. The existing outbuilding that is proposed to be converted into an annexe must be assessed against Policy PP13 of the Poole Local Plan. This allows for the expansion of a dwelling to form accommodation intended to afford its occupiers a degree of independent living, albeit as part of an extended single family unit. Such proposals are required to demonstrate that the accommodation has a functional connection to the main dwelling; that the accommodation would be ancillary to the main dwelling; that it relies on a common shared vehicular access and adequate parking; that, together with the main dwelling house, it would remain a single planning unit; and that it would not materially harm the character and amenity of the main dwelling, neighbouring properties and surrounding area.
23. The existing outbuilding is proposed to be converted into an annexe with 2 bedrooms, lounge, kitchenette and a bathroom. The footprint of the outbuilding is very similar to that of the floor area of the first floor flat (parent dwelling). Although the proposed annexe has potential to be used as independent living accommodation, the Applicant in their statement explains that the annexe would be occasionally used by their elderly parents who do not live locally when they visit the family and by friends who visit the Applicant with their families. It is explained that the utility (kitchenette) area shown on the submitted plans is only suitable for preparing drinks, snacks and washing up as it is currently used. All meals would be prepared in the flat and brought down to the guests. It is stated that laundry would also be done in the flat. It is

also explained that the Applicant's parents and friends would be staying in the annexe only for limited time and in between these stays, the building's use would be reverted back to the applicant's gym and training room. The statement also states that that the proposed annexe would not be used a separate dwelling but in conjunction with the accommodation and rooms of the flat.

24. The proposed annexe would share the access, parking and external amenity space with the parent dwelling.
25. Therefore, it is demonstrated that the conversion of the existing outbuilding into an annexe would have functional connection with the main dwelling, would be ancillary to it and together with the main dwelling would remain as a single planning unit. As such, the scheme is in accordance with Policy PP13 of the Poole Local Plan.

Impact on the character and appearance of the area

26. Paragraph 127 (a) – (d) of the revised NPPF attach great importance to the design of built development and this is echoed by Policy PP27 of the Poole Local Plan that describes the principles that proposed development must take into account with regards to its effect on the character and appearance of an area. In this regard, Policy PP27 requires that proposals for development should exhibit a good standard of design and complement or enhance Poole's character. Development should adhere to the character and design principles of respecting the setting and character of the site, surrounding area and adjoining buildings of virtue of function, siting, landscaping and amenity space, scale, density, massing, height, design details, materials, and appearance.
27. The existing structure is located at the end of the rear garden of the application site It is a single storey in scale flat roof structure finished in cladding and only external changes proposed would be replacement of the garage doors with 2 windows to the west of this outbuilding. As the external changes of this outbuilding would be minor, the proposal would preserve the residential character of the area that would be in accordance with the provisions of Policy PP27 of the Poole Local Plan (November 2018).
28. The neighbours raised as issue stating that the proposal would harm the character of the established green corridor between Alexandra Rd & Crescent Rd. The proposal is however for a conversion of the existing outbuilding with minor alternations to its appearance. The proposal is not considered to materially impact the green corridor between Alexandra Rd & Crescent Rd than

Impact on the neighbouring amenity and privacy

29. Policy PP27 outlines that development should not result in a harmful impact upon amenity for the local residents or future occupiers in terms of overshadowing, loss of light, loss of privacy, and whether the development is overbearing or oppressive.

30. No extensions to the outbuilding are proposed, and as such the proposal would not have a material impact on amenities of the neighbours in terms of daylight and sunlight and overbearing impacts.
31. In terms of neighbouring privacy, the new windows proposed to the west of the existing outbuilding would overlook the garden of the parent dwelling and any views towards the neighbouring properties would be screened by the existing boundary treatments. Neighbouring privacy therefore would be preserved.
32. The neighbours raised concerns regarding noise disturbance and potential light pollution from security light. As an annex, any noise would not be materially different from that expected from occupation of the existing dwellinghouse. Regarding potential light pollution, no additional lighting is proposed, but could be installed without requiring planning permission. Therefore, it would be concluded that the proposed conversion of the existing outbuilding into an annexe would not be materially harmful for occupiers of the neighbouring properties.
33. As such the proposal would accord with the provisions of Policy PP27 of the Poole Local Plan (November 2018).

Impact on parking

34. Policies PP34 and PP35 of the Local Plan give 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.
35. As there is no requirement for additional parking spaces for ancillary structures that remain a single planning unit with a parent dwelling, it is considered that the existing on-site parking provision would be sufficient for both parent dwelling and an annexe.
36. As such, the proposal would comply with the requirements of the Council's adopted parking standards as set out in the BCP Parking Standards SPD (January 2021) and provisions of Policies PP34 and PP35 of the Poole Local Plan (November 2018).

Impact on trees

37. Policy PP27 of the Poole Local Plan requires development to respond to natural features on the site and not result in the loss of trees that make a significant contribution, either individually or cumulatively, to the character and local climate of the area.
38. No extensions to the existing outbuilding are proposed and therefore, there would be no direct impact on existing protected trees growing at the back of the application site and on the adjacent site.

39. The proposal would be therefore in accordance with the Policy PP27 of the Poole Local Plan.

BNG

40. 10% biodiversity net gain (BNG) is required as per the Environment Act 2021 though exemptions apply.

41. The proposal is below the threshold due to being a conversion of an existing outbuilding with no extensions proposed and would not affect 25 square metres of on-site habitat or 5 metres of on-site linear habitats. Therefore, the proposal qualifies for exemption from BNG as it de minimis as per the criteria.

Planning Balance/Conclusion

42. 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). The proposed scheme does accord with the Development Plan as a whole. It has no materially harmful impact on the visual amenity of the area, residential amenities of the adjoining and nearby properties, subject to appropriate condition, and all other material planning matters discussed within the report above.

43. In view of the above assessment, the proposal is therefore recommended for approval, subject to conditions outlined in the report.

Recommendation

44. **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:

Drawing no. 585-26-1 Location Plan received 22/04/2026

Drawing no. 585-26-2 Block Plan received 22/04/2026

Drawing no. 585-26-5 Rev.A Proposed Ground Floor Plan received 03/06/2026

Drawing no. 585-26-6 Proposed Elevations received 22/04/2026

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

3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) or the Town and Country Planning (Use Classes) Order 1987 (as amended) or any order(s) revoking and re-enacting either order with or without modification, the accommodation hereby permitted shall be used solely for residential purposes ancillary to the main property known as Flat 2 143 Alexandra Road, Poole and shall not be used at any time as a separate unit of living accommodation, commercial use, nor shall it be let separately to another party, either permanently, or for any seasonal or holiday period.

Reason: To safeguard residents, amenities and the character of the area and to ensure that the whole site remains as one planning unit.

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, it is considered that the approval of a biodiversity gain plan would not be required before development can be begun and the statutory biodiversity gain planning condition would not apply. This is because the development is considered to meet the conditions of the 'de minimis' exemption, as set out in the Biodiversity Gain Requirements (Exemptions) Regulations 2024. The conditions are that the development does not impact on a priority habitat as specified under Section 41 of the Natural Environment and Rural Communities Act 2006; that the development impacts on less than 25sqm of onsite habitat that has a biodiversity value greater than zero; and that the development impacts on less than 5m of onsite linear habitat.

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:

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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: Dominika Robbins

Date: 19/06/2026

Agreed by: Katie Herrington

Date: 27/07/2027

Comment: