

Planning Committee



Application Address	20 Lancaster Drive Poole BH18 9EL
Proposal	Demolition of existing structures, construction of side and rear, single storey extensions, within these to include the construction of a porch and garage. Widening of existing driveway and enlargement of parking area. Landscaping alterations to the rear garden. Removal of existing chimney.
Application Number	P/26/02539/HOU
Applicant	Mrs Laura Bright
Agent	Mrs Rosemary Baron baron+baron architects ltd
Ward and Ward Member(s)	Broadstone Councillor Peter Sidaway Councillor Vikki Slade
Report status	Public
Meeting date	6 August 2026
Summary of Recommendation	Refuse for the reasons set below
Reason for Referral to Planning Committee	Application submitted by a current Officer working within the planning section (2.3.2)
Case Officer	Camila Bastidas
Is the Proposal EIA Development?	No

Description of Proposal

1. Demolition of existing structures, construction of side and rear, single storey extensions, within these to include the construction of a porch and garage. Widening of existing driveway and enlargement of parking area. Landscaping alterations to the rear garden. Removal of existing chimney.

Description of Site and Surroundings

2. The application site is situated north of Lancaster Drive and is occupied by a detached bungalow. The existing dwelling is finished in brick and it has a hipped roof. The site is enclosed by trees and hedging to the front and rear boundaries. The land rises steeply towards the rear of the plot. There is a driveway, partly of hardstanding, with parking space for 2 vehicles. The character of the area is residential, with the dwellings along Lancaster Drive predominantly comprising of detached chalet bungalows.

Relevant Planning History

3. None relevant

Constraints

- The site lies within a TPO area
- The site is at risk of surface water flooding
- There may be bats on site due to the surrounding vegetation

Public Sector Equalities Duty

4. 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

5. 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.
6. 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.
7. 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".
8. For the purposes of this application, in accordance with section 2 Self-build and Custom Housebuilding Act 2015, regard has been had to the register that the Council maintains of

individuals and associations of individuals who are seeking to acquire serviced plots in the Council's area for their own self-build and custom housebuilding.

9. 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.
10. 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

11. BCP Highways Authority – No objection to the proposal subject to conditions
BCP Arboricultural Officer - No objection to the proposal subject to conditions
BCP Ecology Officer – Objects to the proposal
Broadstone Neighbourhood Forum – No comments received
Broadstone Town Council- No comments received

Representations

12. Site notices were posted outside the site on 26 June 2026 with an expiry date for consultation of 17 July 2026. No representations have been received.

Key Issues

The key issues involved with this proposal are:

Impact on the character and appearance of the site and the surrounding area

Impact on neighbouring amenity

Impact on trees

Impact on flooding

Impact on parking provision

Impact on biodiversity

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

Policy Context

13. 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 November 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 |

Broadstone Neighbourhood Forum (Adopted March 2018)

BP4 Securing High Quality Sustainable Design

BP8 Well-designed Extensions

Supplementary Planning Documents

BCP Parking Standards SPD (adopted January 2021)

National Planning Policy Framework (December 2024) as amended

Planning Assessment

Impact on the character and appearance of the site and the surrounding area

14. 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.
15. The proposed side extension finished in brick would have a flat roof form. Although, the extension would be set back into the site, its eaves would be positioned significantly higher than those of the existing dwelling. Combined with its substantial width of approximately 12 metres, the extension would introduce a visually dominant and incongruous form of development that would fail to relate appropriately to the design and roof form of the existing dwelling. As such, it would appear unduly prominent and jarring when views from the vicinity of the site.
16. The proposed rear extension due to its siting and the topography of the site would be readily visible from the cul-de-sac on Lancaster Close. The side gable element would introduce a significant degree of bulk and massing to the side elevation of the proposed dwelling, which would be exacerbated by the substantial chimney feature and the use of black cladding finishing material. Collectively, these elements would appear jarring when viewed from Lancaster Close resulting in adverse harm to the visual amenity of this streetscene.
17. Furthermore, the proposed fenestration introduces windows of varying widths and designs, with no consistent architectural approach across the extensions, thus when considered alongside the various roof forms proposed, this would result in an incoherent appearance that would fail to respect the character and appearance of the existing dwelling.
18. In addition, whilst the rear elevation of the proposed dwelling would not be readily visible from the streetscene on Lancaster Close, the combination of different roof forms and the extensive use of black cladding would fail to preserve or enhance the character and appearance of the existing bungalow and would result in a development lacking a cohesive design approach. Together, this part of the proposal would result in incongruous additions that would result in harm to the character of the host building, resulting in harm to the character of the streetscene.

19. In contrast, the proposed side extension serving the entrance hall, by virtue of its eaves height matching that of the existing dwelling and its roof form sloping away from the principal elevation, together with its modest width and depth, would itself not result in harm to the character and appearance of the existing dwelling.
20. The removal of the existing chimney due to its small-scale alteration would not be harmful to the character or appearance of the existing dwelling. Similarly, the proposed patio doors on the northwest elevation, by virtue of their design and framing, would be in keeping with the appearance of the existing bungalow.
21. Moreover, a discrepancy exists between the proposed floor plans and the site plan in relation to the flat-roof extension. The proposed side gate on the floor plan, adjacent to the boundary with No. 18 Lancaster Drive is not shown on either the site plan or the elevation drawings. As a result, the submitted plans do not provide sufficient clarity regarding the arrangement of access points to the dwelling and it remains unclear why three separate entrances are proposed.
22. The proposed extensions would increase the footprint of the dwelling beyond that of the original building. However, given the overall size of the plot and the siting of the extensions, on balance, it would not result in an overdevelopment of the site.
23. Therefore, the proposal would be contrary to Policy PP27 of the Poole Local Plan (2018) and Policy BP8 of the Broadstone Neighbourhood Plan (2018).

Impact on the neighbouring amenity

24. 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.
25. The proposed side extension serving the entrance wall, by virtue of its single storey scale and its siting 12 metres away from No. 18 Lancaster Drive, would not result in an overbearing impact, overshadowing or give rise to any material loss of outlook, loss of sunlight/daylight or add harmful shading to this neighbouring dwelling. Furthermore, the extension would be screened from No. 22 Lancaster Drive by the existing dwelling and therefore, it would not have an adverse impact on the amenities of this neighbouring dwelling.
26. The proposed rear extension would mainly sit on the footprint of the existing rear conservatory and would be located approximately 5 metres away from No. 20 Lancaster Drive. Given its single storey scale and its separation distance from this property, it would not have a harmful impact on the amenities of this neighbouring dwelling.
27. By contrast, the application site sits at a higher ground level than No. 18 Lancaster Drive. The proposed flat-roof side extension, due to its elevated eaves height and position directly adjacent to the shared boundary, would appear as a substantial and dominant structure when viewed from No. 18. It would significantly enclose the outlook from the neighbouring property's rear-facing windows and garden, resulting in an unduly oppressive and overbearing impact on residential amenity.

28. The proposed gabled side/rear extension would further exacerbate this harm. Due to its depth, bulk and massing along the shared boundary, it would appear as a prominent and visually intrusive feature from No. 18 Lancaster Drive. The impact would be intensified by the extensive use of black cladding and the large blank side elevation facing the neighbouring property. Consequently, the extension would create an unacceptable sense of enclosure and oppression for the occupiers of No. 18, both from their rear-facing windows and private garden. In addition, the proposed side/rear extension would cause shading to No.18 Lancaster Drive's rear garden for some hours in the afternoon, however the extent of the shading would not be materially harmful to the amenities of this neighbouring dwelling.
29. Whilst it is acknowledged that a 2 metre high fence could be erected, along the boundary with No. 18 Lancaster Drive, under permitted development rights, such a structure would not be comparable to the proposed extension, which would be 4.5 metres in height and introduce a significantly greater level of visual dominance and enclosure.
30. In terms of privacy, the proposed rear extension would have windows and patio doors to the rear and northeastern elevation. These would only allow views to the rear garden of the application site itself. Given the hedging that enclose the site and the large separation distance to No.18 Lancaster Drive, they would not result in harmful overlooking. Similarly, the proposed side extension serving the entrance hall would have windows to the front elevation and to the northeastern elevation, due to its large separation distance to No.18 it would not result in harmful overlooking. The front elevation windows would only overlook the application site itself and the public realm.
31. The side extension would have windows on the front elevation which would have views to the application site itself and views to the public realm and would not result in a loss of privacy to neighbouring occupiers. The rear-facing windows serving the side/rear extension would primarily overlook the application site, with limited views towards the far end of the garden of No. 18 Lancaster Drive. However, this level of overlooking would be acceptable in an urban location such as this and would not result in a material loss of privacy. Moreover, the flat roof extension proposes a side entrance, which its siting is unclear due to the discrepancy between the plans, nevertheless, the window adjacent to the entrance door would serve a circulation space rather than a principal habitable room. Therefore, would not give rise to harmful overlooking or a material loss of privacy to the occupiers of No. 18 Lancaster Drive.
32. The proposed patio doors on the existing dwelling's northwest elevation would not allow any further level of overlooking to No.22 Lancaster Drive than the existing northwest elevation window.
33. The proposed roof lights over the proposed extensions would be located at a high level and would simply act as a source of light, thereby preserving the privacy of the occupants of the neighbouring dwellings.
34. Having regard to the above considerations, the proposal would be contrary to the provisions of Policy PP27 of the Poole Local Plan (2018) and Policy BP4 of the Broadstone Neighbourhood Plan (2018).

Impact on trees:

35. Policy PP27 requires that proposals 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 local climate of the area. Any scheme that requires the removal of trees should, where appropriate, include replacement trees to mitigate their loss.
36. The property is covered by an area TPO (19/00014) which protects various trees on and around site. The Arboricultural Officer has assessed the proposal and advised that the proposal would be supported subject to conditions to implement the Arboricultural Method Statement, Tree Protection Plan and for Arboricultural Supervision to be carried out during the works. Had the scheme been acceptable these conditions would have been imposed. Nonetheless, the proposal subject to these conditions would be in accordance with Policy PP27 of the Poole Local Plan (2018).

Impact on flooding:

37. The NPPF states that future development must have regard to flood risk. Paragraph 181 of the NPPF requires applications for householder development to meet the requirements for site-specific flood risk assessments as set out in footnote 63.
38. The Environment Agency website shows the site is at risk of surface water flooding, Flood Zone 1. Policy PP38 paragraph 11.21 of the Poole Local Plan requires development proposals in areas of surface water flooding to undertake a flood risk assessment that is proportionate to the scale and nature of the development proposed.
39. A flood risk assessment has been submitted by the agent, which has concluded that surface water runoff will continue to be managed through the existing site drainage arrangements and the extended driveway area will be constructed using porous construction techniques, to ensure it will not increase flood risk elsewhere. The rainwater from the new roof will discharge into a new soakaway on site, ensuring that runoff is appropriately managed. It was also advised that the extension will not obstruct existing overland flow routes or displace floodwater onto neighbouring land.
40. Having regard to these considerations, the proposed works would be in accordance with Policy PP38 of the Poole Local Plan (2018).

Impact on parking:

41. Policy PP35 of the 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.
42. The application site has a parking space for 2 vehicles on a partial hardstanding driveway. The proposal would increase the number of habitable rooms and the access to the site would be altered. The Highways Authority has assessed the proposal and advised that the access and driveway would be widened, it would increase the vehicle hardstanding to

facilitate a more formal parking arrangement which would provide a better surface for parking and onsite turning / manoeuvring, thus the scheme would be unlikely to materially affect highway safety and sufficient on-site parking would be provided to meet the needs of the enlarged dwelling.

43. Therefore, the proposal would be in accordance with the Parking Standards SPD (Adopted 5 January 2021) and Policy PP35 of the Poole Local Plan (November 2018).

Biodiversity

44. 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.
45. 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.
46. There may be bats on site due to the surrounding vegetation. The Ecology Officer has assessed the proposal and advised that a Bat survey of building is required, carried out in accordance with Bat Conservation Trust's 'Bat Surveys for Professional Ecologists: Good Practice Guidelines 4th edition' by a bat ecologist.
47. Since this consultation response a bat survey has been received, however this is currently under the assessment of the Ecology Officer. Members will be updated with regards to its acceptability at the committee meeting, given the other recommended reason for refusing this application.

Planning Balance / Conclusion

48. 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 not accord with the Development Plan as a whole. It has a materially harmful impact on the character and appearance of the application site and the visual amenity of the surrounding area and it results in an overbearing and oppressive impact on the neighbouring dwelling No.18 Lancaster Drive. In addition, the proposal has no biodiversity enhancements for species and no bat survey demonstrating that no protected species will be harmed during demolition or construction. In view of the above assessment, the proposal is therefore recommended for refusal.

Recommendation

49. **Refuse**, subject to the following reasons 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 reasons 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.

1. The proposed development by reason of its bulk, massing, design, roof forms, materials and fenestration detailing, would result in an incongruous and visually dominant form of development that fails to relate appropriately to the character and appearance of the existing dwelling. The development would appear unduly prominent and jarring in views from the surrounding streetscene of Lancaster Close and Lancaster Drive, causing harm to visual amenity. Therefore, the proposal is contrary to Policy PP27 of the Poole Local Plan (2018) and Policy BP8 of the Broadstone Neighbourhood Plan (2018).
2. The proposed development, by reason of the elevated ground level of the application site relative to No. 18 Lancaster Drive, together with the height, bulk and massing of the proposed flat-roof side extension and gabled side/rear extension positioned adjacent to the shared boundary, would result in an unduly dominant, overbearing and visually intrusive form of development. The extensions would significantly enclose the outlook from the rear-facing windows and private garden of No. 18 Lancaster Drive, creating an unacceptable sense of oppression and causing material harm to the residential amenity of the neighbouring occupiers. The proposal is therefore contrary to Policy PP27 of the Poole Local Plan (2018) and Policy BP4 of the Broadstone Neighbourhood Plan (2018).
3. In the absence of a bat survey undertaken in accordance with the Bat Conservation Trust's Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th Edition), the Local Planning Authority cannot be satisfied that the proposed development would not adversely affect bats, a protected species, which may be present on the site due to the surrounding vegetation. Therefore, the proposal fails to demonstrate that it would conserve and enhance biodiversity and would be contrary to Paragraph 187 of the National Planning Policy Framework (2024) and Policy PP33 of the Poole Local Plan (2018).

Informatives:

1. For the avoidance of doubt the decision on the application hereby determined was made having regard to the following plans:
Proposed Location and Block Plan (Drawing No.0175-p001 Rev A), received 02 June 2026
Proposed Site Plan (Drawing No. 0175-p003 Rev C), received 02 June 2026
Proposed Ground Floor Plan (Drawing No.0175-p005 Rev B), received 02 June 2026
Proposed South West & North East Elevations (Drawing No.0175-p008 Rev A), received 02 June 2026
Proposed South East & North West Elevations (Drawing No.0175-p009 Rev A), received 02 June 2026
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 offered the opportunity to submit amended plans to overcome problems identified by the case officer but chose not to do so.

3. 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.

Background Documents:

P/26/02539/HOU

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: Camila Bastidas

Date: 24/07/2026

Agreed by: Katie Herrington

Date: 27/07/2026

Comment: