

**WESTERN PLANNING COMMITTEE 9 JULY
2026 / EASTERN PLANNING COMMITTEE 20
AUGUST 2026**



Report subject	Appeals Report
Meeting dates	9 July/20 August* 2026 * due to cancellation of 23 July Eastern committee
Status	Public Report
Executive summary	This report updates members of the planning committee on the Local Planning authority's Appeal performance over the stated period
Recommendations	It is RECOMMENDED that: The planning committee notes the contents of this report.
Reason for recommendations	The content of this report is for information only.

Portfolio Holder(s):	Councillor Millie Earl, Leader of the Council and Chair of Cabinet.
Corporate Director	Glynn Barton, Chief Operations Officer
Report Authors	Katie Herrington and Simon Gould, Development Management Managers
Wards	Not applicable
Classification	For Information

Background

1. The purpose of this report is to feedback to members on planning appeal decisions determined by the Planning Inspectorate for the last 2 years. This includes a reflection and highlight of any key decisions or learnings arising from such decisions.
2. The fundamental purpose of this report is to provide transparency in the appeal performance of the planning service and to improve the quality of decision making where necessary.

Appeals Performance

3. National Government monitors the 'quality' of decision making in planning through appeal performance. It is measured by the percentage of planning decisions overturned at appeal, with a lower percentage indicative of better-quality decision making as less appeals are allowed.
4. Government targets are currently a maximum of 10% of the authorities total number of decisions on applications being made during the assessment period being overturned at appeal. This is set over an assessment period of 2 years, comprising July 2023 to June 2025¹. This includes non-majors and majors'.
5. As demonstrated by Figure 1 for major applications and Figure 2 for non-major applications, the Local Planning Authority (LPA) is performing within target for the Quality of Planning decisions. Note that the dataset has now been updated to September.

¹ [Improving planning performance: criteria for designation \(updated 2024\) - GOV.UK](#)

Proxy assessment period July 2023 to June 2025²	Total number of major application decisions³	Major decisions overturned at appeal	Quality of decisions (% overturned at appeal)	England Average (% overturned at appeal)
Total District Matters ⁴ (PS2)	192	3	1.6	3.1
Total County Matters ⁵ (SPS2)	0	0	0	0.8

Figure 1 Quality of major application decisions - taken from National Statistics Table P152 ([Live tables on planning application statistics - GOV.UK](#))

Assessment period January 2023-December 2024	Total number of non-major application decisions	Total number of decisions overturned at appeal	Quality of decisions (% overturned at appeal).	England Average (% overturn at appeal)
Total District Matters (PS2)	4,449	87	2.0	1.2

Figure 2 Quality of non-major application decisions - taken from National Statistics Table P154 - [Live tables on planning application statistics - GOV.UK](#)

6. Figure 3 provides a breakdown of appeal performance measured against appeals dismissed or allowed. It demonstrates that on average 35% of appeals are allowed.

Year: 2025 - 2026	Dismissed	Allowed	Total	% overturned	NFA/ Withdrawn
March	18	7	25	28%	0
April	8	10	18	55%	0
May	7	5	12	42%	0
June	7	5	12	42%	0
July	10	1	11	9%	0
August	7	0	8	0%	1
September	6	1	0	15%	0
October	15	2	17	11%	0
November	8	5	13	38%	1
December	5	6	11	54%	0
January 26	3	0	3	0%	0
February 26	3	2	5	40%	0
March 26	2	2	4	50%	0
April 26	4	3	7	42%	0
May 26	5	2	7	28%	0

² This period is proxy as it falls outside of the 'assessment period' as per the 'criteria for designation', the data in the table is updated on a quarterly basis, with the period to June 24 being published in June 25

³ This dataset excludes Appeals relating to planning conditions.

⁴ District Matters' comprise most applications, explicitly excluding 'County Matters'.

⁵ County Matters' applications refer to planning applications related to minerals, waste and associated development.

June 26	6	2	11	18%	3
Total					0

(28th 04)

7. Whilst the LPA is performing within target for the national measure for the 'quality of decision making', it is still necessary to review and reflect on appeal decisions in order to provide high quality decisions, and to avoid the potential for successful cost claims. In August no appeals were allowed, with one appeal being declared as 'invalid' by the Inspector. This was because of the absence of the required BNG information.

General reflection on allowed appeals

8. Whilst the LPA is performing within target for the national measure for the 'quality of decision making', it is still necessary to review and reflect on appeal decisions in order to provide high quality decisions, and to avoid the potential for successful cost claims. Figure 4 below sets out a short summary of why the appeals in the month of June were allowed.

Allowed appeals

address	The Libertine, 1 Almhust Road, Bournemouth BH4 8EL
Proposal	The erection of a new metal frame retractable roof pergola to rear courtyard garden (P/25/03124/FUL)
Committee overturn	No
Main issues	Character and appearance of the host building and whether it would preserve or enhance the character and appearance of the Westbourne Conservation Area.
Why allowed	The site is located within the Westbourne Conservation Area, occupying a prominent corner position, and the existing public house makes a positive contribution to the area's character, which is defined by high-quality late Victorian and Edwardian buildings. The proposal seeks to install a metal-framed pergola with a retractable PVC roof over the rear courtyard seating area, alongside glazing infill sections, to enable continued use in poor weather. Although the materials would contrast with the host building, the structure's lightweight design, modest scale, and subservient form would ensure it remains visually secondary and maintains a clear distinction from the existing buildings. The courtyard is already strongly enclosed, and the pergola would not appear incongruous within this context. Furthermore, due to its position to the rear and limited visibility from the street, the development would not

	harm the architectural character of the building or its contribution to the conservation area, and is therefore considered acceptable.
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address	7 Knole Gardens, Bournemouth BH1 3QY
Proposal	New build dwelling with associated access and parking
Committee overturn	No
Main issues	Effect of the proposed development on the character and appearance of the area; Dorset Heathlands; New Forest.
Why allowed	Knole Gardens is a small residential cul-de-sac characterised by bungalows of varied design, some with dormer extensions, arranged around a turning head with relatively close spacing but modest scale that creates a moderate sense of spaciousness. The appeal site, formed by subdividing the plot of No. 7, is slightly smaller than some neighbouring plots but remains functional and not contrived, with a typical rear garden. The proposed single-storey dwelling reflects the local vernacular in its design and materials and would integrate reasonably well in that respect. However, its position set back from the established curved building line would result in it projecting further into the plot than neighbouring dwellings and appearing less well related to the street. Consequently, it would appear somewhat cramped and poorly positioned within the site, causing moderate harm to the character and appearance of the area and conflicting with relevant local design policies. However, such harm was outweighed by the benefits of an additional dwelling and that it would be self-build.

address	13 Solent Road, Christchurch BH23 5PZ
Proposal	Two-storey rear extension
Committee overturn	No
Main issues	The effect of the development on the living conditions of occupants of No 15 Solent Road (No 15), with regard to outlook
Why allowed	The appeal relates to a two-storey detached house set forward in its plot, where a full-width two-storey rear extension is proposed. Although the extension would not project as far as neighbouring rear elevations, it

	would sit in front of windows at No. 15, further limiting an already restricted outlook due to a narrow separation and boundary hedge, resulting in an overbearing impact on living conditions. However, there is an extant 2025 permission for a similar two-storey rear extension, which represents a realistic fallback position. The differences between the schemes—slightly closer proximity to the boundary and a marginal 10cm increase in ridge height—are considered modest, with no perceptible additional harm compared to the fallback. While the proposal conflicts with Policy HE2 due to its impact on amenity, the fallback position is given significant weight and outweighs this conflict, leading to the appeal being allowed.
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address	10A Vicarage Road, Poole BH15 3AZ
Proposal	Change of use of triple garage to form separate home
Committee overturn	No
Main issues	Whether the proposal would provide satisfactory living conditions for future occupiers, with particular regard to the provision of amenity space, including private amenity space, and The effect of the proposal on the character and appearance of the local area.
Why allowed	The appeal site is a former garage and parking area behind Nos. 10 and 10A Vicarage Road, within a residential area, and is proposed to be converted into a two-bedroom dwelling with associated parking and amenity space. The scheme would provide a small but usable private rear patio and a larger front garden area, which collectively offer generous amenity space relative to the dwelling's size. While there would be some overlooking from first-floor windows of neighbouring properties at a distance of around 16–17 metres, this is considered typical in urban settings and could be mitigated through additional planting if desired. Overall, the proposal would provide adequate and satisfactory living conditions for future occupants, with sufficient private amenity space, and would comply with Policy PP27 of the Poole Local Plan and national guidance in terms of residential amenity. Although Vicarage Road generally features larger plots, the immediate area closer to Wimborne Road includes a more varied pattern with smaller plots and infill development, as seen in Daisy Close. The proposal would largely retain the existing building's footprint, scale, and

	access, and the resulting plot would not appear irregular or out of keeping. Given the mix of dwelling types and plot sizes nearby, the development would integrate comfortably into the surrounding area and would not harm its character or appearance, thereby complying with Policies PP27 and PP28 and national design guidance
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address	5 Chaddesley Wood Road, Poole BH13 7PN
Proposal	Partial demolition of the dwelling to physically separate from no. 5a Chaddesley Wood Road, erect extensions, and remodel of the existing dwelling to a contemporary 3 storey dwelling with balconies.
Committee overturn	Yes (officer recommendation to approve)
Main issues	the character and appearance of the area; and the living conditions of neighbouring occupiers.
Why dismissed	The Inspector disagreed with the refusal reason due to character: The appeal property, No. 5, is a chalet-style bungalow situated within a street largely characterised by contemporary three-storey dwellings, making it appear somewhat out of keeping in its current form. The proposal seeks to remodel the property into a three-storey contemporary house, aligning it more closely with the prevailing scale, style, and appearance of neighbouring buildings. While the adjoining rear property (No. 5a) would remain inconsistent with surrounding development, this is an existing situation and the proposal would not cause sufficient additional harm to justify refusal. Overall, the scheme would integrate well into the streetscape and is considered acceptable in terms of character and appearance, complying with relevant local plan policy and national design guidance. he appeal considers the relationship between No. 5 and No. 5a, which are partially linked but otherwise arranged in a tandem layout. The proposal would not significantly affect No. 5a in terms of privacy, outlook, or daylight, as it has no direct windows facing the development and its main outlook and activity areas are oriented elsewhere. Similarly, impacts on other neighbouring properties would be acceptable due to separation distances and existing building relationships, with any limited overlooking capable of being mitigated through conditions such as obscure glazing and privacy screens. However, the proposal would have a harmful impact on the outdoor amenity space of No. 5a. The increased height, scale, and proximity of

	the redesigned building would create an overbearing and oppressive presence when viewed from the main garden area, reducing its enjoyment. Concerns would also arise from the perceived overlooking and activity from upper floor windows and terraces. As a result, the development would unacceptably harm the living conditions of No. 5a, conflicting with Policy PP27 and national guidance on residential amenity
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List of live appeals

Appendix 1 provides a list of current appeals.

Options Appraisal

9. No options to consider.

Summary of financial implications

10. There are no financial implications as a direct result of this report.
11. However, it should be reminded that the Council can be subject to 'costs'⁶ if the Council were found to be behaving 'unreasonably'. Such 'unreasonable' behaviour includes procedural (relating to the process) and substantive (relating to the issues arising from the merits of the appeal) matters. Examples of unreasonable behaviour include⁷;
 - a. 'preventing or delaying development which should clearly be permitted, having regard to its accordance with the development plan, national policy and any other material considerations'
 - b. not determining similar cases in a consistent manner
 - c. imposing a condition that is not necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects, and thus does not comply with the guidance in the National Planning Policy Framework on planning conditions and obligation.
 - d. vague, generalised or inaccurate assertions about a proposal's impact, which are unsupported by any objective analysis

Summary of legal implications

12. None in directly relation to the content of this report.
13. However, it should be reminded that the Council can be subject to Judicial Review. A Judicial Review is a mechanism for challenging the process of a decision, rather than the decision itself. An example of this is acting contrary to procedure. However such procedure can come with financial penalties.

⁶ [Claim planning appeal costs: Overview - GOV.UK](#)

⁷ [Appeals - GOV.UK](#)

Summary of human resources implications

14. There are no direct human resource implications resulting from this report. However, it is reminded that the servicing of appeals can be resource heavy, particularly at a hearing or Public Inquiry.

Summary of sustainability impact

15. There are no sustainability issues arising from this report.

Summary of public health implications

16. There are no public health implications arising from this report. Summary of equality implications

Summary of risk assessment

17. Any risks associated with any appeal decisions are discussed in the body of the report. No risks have been identified in this report.

Background papers

Published appeal statistics and appeal decisions

Criteria Document 2024

https://assets.publishing.service.gov.uk/media/674f2ec08b522bba9d991af9/Criteria_Document_2024.pdf

Live Planning Statistics tables - [Live tables on planning application statistics - GOV.UK](#)

Appendices

Appendix 1 – list of outstanding appeals.

Appendix 1:

WR: Written Representations

SF: Shopfront Fast Track

HH: Householder

IN: Public inquiry

Appeal number	Location	Proposal	Start Date	Method
P/26/01143/CONDR	Land Rear of 21-27 Brixey Road Poole BH12 3PB	Variation of condition 2 (plans list) following approval of P/25/04203/FUL (Sever the land and erect 3 x dwellings with associated access and parking, including enabling partial demolition works to No 25 Brixey Road) to enable changes to the	25-Jun-26	WR

		approved plans to expand the living accommodation of Unit 3 through the introduction of first floor accommodation. To facilitate the increased vehicle and cycle parking requirements for Unit 3, minor changes are also proposed to the site plan.		
7-2024-6309-M	26 Milton Road Bournemouth BH8 8LP	Alterations and conversion of House in Multiple Occupation (Class C4) and a flat (Class C3) to 6 flats (Class C3) with associated parking, cycle and bin storage area – Revised Application.	24-Jun-26	WR
P/26/01293/FUL	16 Carnarvon Road Bournemouth BH1 4EW	Change of use of a building comprising 1no. flat and 5no. bedsits to a building comprising 3no. flats.	24-Jun-26	WR
P/26/01433/FUL	50 Branksome Wood Road Poole BH12 1HR	Sever the plot and erect a single self-built dwelling	24-Jun-26	WR
P/26/01417/HOU	2 Clarence Road Poole BH14 8AX	Rear single-storey infill extension and a loft conversion with rear dormer and velux window to the front.	12-Jun-26	HH
P/26/01409/HOU	6 Chewton Common Road Christchurch BH23 5LT	Demolition of outbuilding and erection of detached residential annexe	11-Jun-26	HH
P/25/04679/CONDR	18 Sandbourne Road Bournemouth BH4 8JH	Variation of Conditions 2, 9, 10 and removal of C8, (approved plans) of Application P/25/02311/HOU for Alterations, ground floor extensions and formation of new second floor level with an art deco style remodel of the existing dwelling, first floor rear balcony, roof garden, formation of swimming pool, altered garage and new parking spaces off Sandbourne Road. For material amendments to the approved plans to improve the design and functionality of the garage outbuilding by creating an additional floor and amend the boundary treatment with a new rendered boundary wall and front sliding gate.2,9,	11-Jun-26	HH
P/26/00732/CLP	19 A Selwood Park Weymans Avenue Bournemouth BH10 7JU	Lawful Development Certificate for proposed erection of a single-storey conservatory.	08-Jun-26	WR

P/25/03787/FUL	86 Alexandra Road Poole BH14 9EW	Sever land and erect 1 No 3 bedroom Self Build house with parking	04-Jun- 26	WR
P/26/00392/HOU	Amberwood Cottage St. Catherines Hill Lane, Christchurch BH23 2NL	Demolish existing conservatory and erect a single storey side extension	02-Jun- 26	HH
P/26/00485/CLP	50 Feversham Avenue Bournemouth BH8 9NL	Lawful Development Certificate for raising of eastern fencing and boundary treatments	02-Jun- 26	WR
P/26/00764/HOU	50 Somerley Road Bournemouth BH9 1EN	Retrospective consent for the erection of a single-storey ancillary outbuilding within the residential curtilage	28-May- 26	HH
P/25/05300/FUL	15 Stanfield Road Bournemouth BH9 2NL	Erection of extensions and roof alterations to accommodate change of use to form 8 bedroom House in Multiple Occupation (Sui generis)	28-May- 26	WR
7-2024-19600-D	Parkside Guest House 24 Southcote Road Bournemouth BH1 3SR	Retrospective: Change of use to HMO	26-May- 26	WR
P/25/02323/CLE	16 Gerald Road Bournemouth BH3 7JZ	Application for a Lawful Development Certificate for an existing shared seven-room sui generis HMO, comprising of two rooms sharing facilities and five self-contained units	26-May- 26	WR
P/25/03287/FUL	Land between 50 & 52 Broadwater Avenue & between 21 & 23 Potters Way Poole BH14 8QQ	Erection of a detached bungalow, redirected footpath and new public play park/amenity space.	20-May- 26	WR
C/2024/1865	33 Sandringham Gardens Bournemouth BH9 3QW	Encroachment onto BCP land CoU of open space to residential Unauthorised single storey rear extension	20-May- 26	WR
C/2024/1865/1	33 Sandringham Gardens Bournemouth BH9 3QW	Unauthorised single storey rear extension (linked appeal)	20-May- 26	WR
C/2024/1865/2	33 Sandringham Gardens Bournemouth BH9 3QW	Unauthorised single storey rear extension (linked appeal)	20-May- 26	WR
P/25/02922/HOU	3-5 Bridge Street Christchurch BH23 1DY	Retention and maintenance of garden shed within curtilage (retrospective)	19-May- 26	HH
P/25/03674/FUL	Parley Court Farm Parley Court Estate Parley Green Lane Christchurch BH23 6BB	Siting of storage containers (Use Class B8) with associated car and cycle parking	18-May- 26	WR

P/25/05042/FUL	Land between 22 banks road and 1 Panorama Road 22 Banks Road Poole BH13 7QE	Change of use of garage to dwellinghouse and addition of 2 roof windows to existing building	18-May-26	WR
P/25/04902/FUL	Wessex Lodge Rest Home 16 Munster Road Poole BH14 9PU	Demolition of existing buildings and erection of 4 Detached Dwellings, with associated access, parking and boundary treatments	13-May-26	WR
P/26/00193/FUL	48 Branksea Avenue Poole BH15 4DP	Demolition of the existing buildings and construction of a replacement detached house with detached garage, swimming pool and associated parking, landscaping and access.	07-May-26	WR
APP/25/00143/F	86 Churchill Road, Poole, BH12 2LU	Convert a semi-detached property to an HMO (8 units)	07-May-26	WR
APP/25/00144/F	88 Churchill Road, Poole, BH12 2LU	Convert semi-detached property to an HMO (8 units)	07-May-26	WR
P/26/00121/HOU	109 Catalina Drive Poole BH15 1TQ	Loft conversion with a rear dormer window and two front dormer windows to dwellinghouse	01-May-26	HH
P/26/00457/FUL	Flat 1 9 Chestnut Avenue Bournemouth BH6 3SP	Construction of a terrace with balcony at roof level	28-Apr-26	WR
P/25/02136/FUL	5 Bank Chambers Penn Hill Avenue Poole BH14 9NB	Erection of an extraction flue (retrospective)	27-Apr-26	WR
P/26/00303/CLP	7 Uppleby Road Poole BH12 3DB	Lawful development certificate for the proposed erection of a detached outbuilding to be incidental to the enjoyment of the dwelling house.	27-Apr-26	WR
P/25/03261/FUL	184 - 186 Old Christchurch Road Bournemouth BH1 1NU	Removal of existing unauthorised flue and erection of a flue.	27-Apr-26	WR
P/25/03589/FUL	65A Richmond Wood Road Bournemouth BH8 9DQ	Change of use from dwellinghouse (Class C3) to Sui generis eight person HMO	22-Apr-26	WR
P/25/01930/FUL	3 Rothesay Drive Christchurch BH23 4LB	Demolish existing dwelling, erect replacement. Convert pool house into an ancillary annexe.	22-Apr-26	WR
APP/24/00498/P	291 Bournemouth Road Poole BH14 9AH	Demolish the existing buildings and erect 15 dwellings with associated parking and access.	22-Apr-26	WR

P/25/01216/FUL	31A The Avenue Poole BH13 6LJ	Demolish existing dwelling and erect a replacement building containing 8 apartments with associated works.	20-Apr-26	WR
P/25/02921/LB	3-5 Bridge Street Christchurch BH23 1DY	Listed Building Consent for the retention and maintenance of garden shed within curtilage (retrospective)	15-Apr-26	WR
P/25/02321/OUT	5 Higher Blandford Road Poole BH18 9AB	Outline application with Some Matters Reserved to sever land and erect 2no. detached houses and 1no. detached bungalow with shared vehicular access with no. 5 Higher Blandford Road.	09-Apr-26	WR
P/25/02928/FUL	207 Lower Blandford Road Broadstone Poole BH18 8DN	Erection of a block of 3no. flats with cycle and bin store and operational car parking space	08-Apr-26	WR
P/26/00262/FUL	20 Crichel Road Bournemouth BH9 1JG	Construction of one dwelling with associated parking to the rear of 20 Crichel Road.	07-Apr-26	WR
P/25/04670/FUL	Falkland Square, Poole, BH15 1ER	Installation of 1no. BT Street Hub and removal of associated BT payphones.	01-Apr-26	WR
P/25/04671/ADV	Falkland Square, Poole, BH15 1ER	Advertisement Consent for installation of 1no. BT Street Hub and removal of associated BT payphones.	01-Apr-26	SF
P/25/05261/FUL	17-19 Parkstone Road Poole BH15 2NN	To build a block of 20 HMOs, with associated cycle rack, bins and amenity space	31-Mar-26	WR
P/25/01971/FUL	77 Wimborne Road Bournemouth BH3 7AN	Alterations and roof extensions to form a 2 bed flat including installation of roof lights	31-Mar-26	WR
P/25/02516/FUL	The New Westcliff Hotel 27-29 Chine Crescent Bournemouth BH2 5LB	Retrospective application for change of use of a former hotel building at no. 29 to a 22-person HMO (Sui Generis Use) with shared dining room, kitchen, and parking area.	30-Mar-26	WR
P/25/04438/HOU	4 Wharncliffe Gardens Christchurch BH23 5DN	First floor front extension to dwelling	25-Mar-26	HH
P/25/04672/FUL	55 Highfield Road Bournemouth BH9 2SE	Change of use from House in Multiple Occupation (Class C4) to seven person House in Multiple Occupation (Sui Generis) and erection of bin and cycle stores	25-Mar-26	WR
ENF/25/0373	336 Wallisdown Road Bournemouth BH11 8PP	Refused app P/25/01017/HOU - Rear extension, hip to gable front extension, 2 side dormer, double dormer on east roof, 5 roof lights and juliet balcony.	25-Mar-26	WR
P/25/02304/OUT	Park Place 6 North Road	Outline application with Some Matters Reserved for a phased	24-Mar-26	WR

	Poole BH14 OLY	development of up to 115 apartments across 2 separate blocks following demolition of the existing building.		
P/25/00289/FUL	Travelodge West Hill Road Bournemouth BH2 5EG	Replacement windows at ground, upper ground, 1st, 2nd and 3rd floor levels	19-Mar-26	WR
P/25/04279/FUL	40 West Way Poole BH18 9LS	Sever land and erect a dwelling (self-build) with new vehicular access off West Way.	12-Mar-26	WR
P/25/04202/FUL	1A Fancy Road Poole BH12 4QZ	Demolition of a garage and several outbuildings, and the development of 1 dwelling with associated bin and bike store.	12-Mar-26	WR
P/25/04045/CONDR	Southbourne Cross Roads Car Park Southbourne Overcliff Drive Bournemouth BH6 3NH	Variation of Conditions 1 & 8 of Planning Permission 7-2025-28119-C (Minor material amendment application to vary condition no .2 for internal and external alterations to Blocks A-D, erection of a new cycle store for Block A and re wording of conditions 4,5,7,8 and 9 (Application ref. 7-2021-28119, original description - Erection of 4 blocks (total of 27 flats) with bin and cycle stores and formation of vehicular access and associated undercroft car parking).) to allow for changes to Block D to form a privacy wall and roof terrace (part retrospective).	11-Mar-26	WR
P/25/05097/HOU	96 Lake Drive Poole BH15 4LU	Proposed roof alterations, single storey and two storey rear/side extension and garden kitchen/storage outbuilding	09-Mar-26	HH
P-23023-040225	Land Adjacent 3 Lytton Road Bournemouth BH1 4SH	Erection of a one bedroom dwelling with associated cycle parking	09-Mar-26	WR
P/25/05068/HOU	50 Baring Road Bournemouth BH6 4DT	Erection of pole mounted weather station	04-Mar-26	HH
P/25/04213/FUL	57 Old Christchurch Road Bournemouth BH1 1EH	Change of use from Bank (Class E) to an Adult Gaming Centre (AGC) (Sui Generis)	03-Mar-26	WR
P/25/03322/HOU	6 Seacombe Road Poole BH13 7RJ	Proposed first floor level extension incorporating mezzanine level study area within dormer window; construction of 2no. columns supporting 1st floor level extension; construction of link bridge between proposed extension and garden; Changes	25-Feb-26	WR

		to fenestration addition of rooflights to loft space; internal alterations		
P/25/04727/HOU	Le Beau Arrowsmith Road Poole BH21 3BE	Extension and alterations to change existing chalet bungalow into a house with annex positioned over triple garage. Installation of solar panels.	25-Feb-26	HH
P/25/01839/FUL	Tennis Courts Seafield Road Bournemouth BH6 3EX	Installation of LED flood lighting around to the existing tennis courts at Seafield Gardens. Number of lights: 10 floodlights. Mounting height: 6m poles.	24-Feb-26	WR
ENF/24/0056	Parley Court Golf Course Parley Green Lane Christchurch BH23 6BB	Alleged unauthorised ground works resulting in bunds	24-Feb-26	WR
P/25/04005/OUT	35 Denmark Road Poole BH15 2DE	Outline Planning Permission with all matters reserved for the demolition of existing workshop / store and re-development of the site with 9 flats.	23-Feb-26	WR
P/25/01189/FUL	36 Cromwell Road Poole BH12 2NS	Retrospective consent for removal of garage, erection of single storey store to front and erection of a self contained dwelling to rear	16-Feb-26	WR
P/25/03354/FUL	2c Flat 1a Beresford Road Bournemouth BH6 5AA	Retrospective: Change of Use from Class C3 (Residential) to Class E3 (Office Use).	12-Feb-26	WR
P/25/04177/FUL	100 Boscombe Grove Road Bournemouth BH1 4PG	Erection of single 2 storey dwelling house and outbuilding	11-Feb-26	WR
P/25/02861/FUL	37 Grand Avenue Bournemouth BH6 3SY	New Terrace at first floor together with doors to terrace.	04-Feb-26	WR
P/25/04618/ADV	347-349 Holdenhurst Road Bournemouth BH8 8BS	Erection of an illuminated small format advertising display	03-Feb-26	SF
ENF/25/0538	29 Links Road Poole BH14 9QS	Refused retrospective application for 2m high fence following ENF/25/00023.	03-Feb-26	WR
P/25/03015/LB	Stourview House Throop Road Bournemouth BH8 0DH	Retrospective: Listed Building Consent for the retention of a replacement composite door located on the secondary (side) elevation. Existing unauthorised.	27-Jan-26	WR

P/25/03304/FUL	19 Hogue Avenue Bournemouth BH10 6DA	Demolition of a single storey extension to the side of existing house, severance of the existing plot and the erection of a pair of semi-detached houses with vehicular accesses and car parking	27-Jan-26	WR
P/25/02979/FUL	59 and 61 Creekmoor Lane Poole BH17 7BW	Erect two dwellings at the rear of 59 and 61 Creekmoor Lane.	27-Jan-26	WR
P/25/03296/FUL	Marina Court 34 Banks Road Poole BH13 7QE	Demolish garage to create a vehicular access and erect a detached bungalow	20-Jan-26	WR
P/25/03851/FUL	2 Wallace Road Poole BH18 8NG	Demolition of existing dwelling, garage and the erection of a block of 6 flats with on site car parking	20-Jan-26	WR
P/25/01436/FUL	87 Ringwood Road Poole BH14 0RH	Alterations and change of use of part of first and second floors into 6 bedroom HMO for a maximum of 6 people ancillary to the primary use of the premises as a mixed Automotive Restoration workshop (Sui Generis) and car storage (B8) use (part retrospective).	20-Jan-26	WR
ENF/25/0115	50 Ashford Road Bournemouth BH6 5QD	without planning permission, the formation of two additional residential units, by virtue of physical separation from the host dwelling, and each capable of independent occupation with separate facilities allowing for independent day-to-day living, including en-suite facilities and kitchenettes with electrical and counter-top appliances	15-Jan-26	WR
P/25/02992/FUL	Land rear of 335 Ringwood Road Poole BH12 3JN	Demolish detached garage, sever land and erect a detached bungalow with associated vehicular parking	12-Jan-26	WR
P/25/04269/FUL	Land rear of 335 Ringwood Road Poole BH12 3JN	Demolish detached garage, erection a detached 1-bedroom bungalow and formation of new parking area with 2no. spaces to no. 335 Ringwood Road and 1no. space for the proposed dwelling	12-Jan-26	WR
APP/23/00822/F	Canford Recycling Centre Arena Way	Demolition and Removal of existing structures and the erection of a Carbon Capture	08-Jan-26	IN

	Poole BH21 3BW	Retrofit Ready Energy from Waste Combined Heat and Power Facility with associated Combined Heat and Power Connection, Distribution Network Connection and Temporary Construction Compounds and associated buildings and ancillary car parking.		
P/25/03870/FUL	Pavement o/s 15 Holdenhurst Road Bournemouth BH8 8EH	The installation of 1no. BT Street Hub	07-Jan-26	WR
P/25/03874/FUL	Pavement o/s 405-409 Wimborne Road Bournemouth BH9 2AJ	The installation of 1no. BT Street Hub and removal of associated BT payphones.	07-Jan-26	WR
P/25/03869/ADV	First Floor Flat 15 Holdenhurst Road Bournemouth BH8 8EH	Advertisement consent for the installation of 1no. BT Street Hub	07-Jan-26	SF
P/25/03873/ADV	Pavement o/s 405-409 Wimborne Road Bournemouth BH9 2AJ	Advertisement consent for the installation of 1no. BT Street Hub and removal of associated BT payphones.	07-Jan-26	SF
P/25/01995/HOU	34 Sopers Lane Poole BH17 7ES	Proposed new access and hardstanding driveway, dropped kerb, proposed boundary fence, retain plant bed and proposed retaining wall.	15-Dec-25	WR
P/25/00728/FUL	The Lodge 2A Burton Road Poole BH13 6DU	Replacement dwelling with associated parking and access	10-Dec-25	WR
C/2023/1513	22 Stafford Road Bournemouth BH1 1JH	Description - Former 8 bed HMO converted into 6 flats, permission approved for only 4 flats.	04-Dec-25	WR
P/25/00095/FUL	243 Ashley Road Poole BH14 9DU	Conversion of part of the ground floor into a residential studio flat together with alterations in the form of the reinstallation of two obscure glazed rooflights. A new door and a new additional window in the west elevation. Creation of a communal roof garden.	10-Nov-25	WR
7-2025-26319-D	1 Tasso Riverbank 40 1 Wick Lane Bournemouth BH6 4JX	T1 -Monterey Pine - Fell to ground level	28-Sep-25	HR
C/2023/1437	Throop Mill Throop Road Bournemouth BH8 0DL	1. Means of enclosure; 2. Repairs to listed Building 3. The siting of a portable building See case ref: 2021/0668	20-Aug-25	WR

ENF/25/0107	7 Leven Avenue Bournemouth BH4 9LH	The unauthorised erection of a boundary wall more than 1 metre in height adjacent to the highway, as shown in the approximate position outlined in red on the attached site location plan.	21-Jul-25	WR
P/25/00867/CLP	8B Partridge Walk Poole BH14 8HL	Certificate of lawfulness to Lower the south side wall of the house by up to 525mm. The house is 3 storey (basement, ground and 1st) with living areas on the top (1st) floor. The wall forms the boundary to a balcony on the 1st floor level. The top of the existing wall is 1625mm above the finished floor level of the balcony. The proposal is to lower the wall so the top is at a height of at least 1100mm above the balcony finished floor level. The existing wall is zinc clad for the full height. The proposed reduced height wall would have identical finishes to that of the existing wall.	14-Jul-25	WR
C/2024/2025	3 Ashford Road Bournemouth BH6 5QB	Without planning permission, the erection of an extension to house an outdoor kitchen area with structures, the construction of a raised platform with balustrade and steps to the rear of the dwelling.	07-Jul-25	WR
7-2024-9354-F	1346 Christchurch Road Bournemouth BH7 6ED	Application for a Lawful Development Certificate for proposed formation of 3 areas of hardstanding within the curtilage of the residential planning unit	01-Jul-25	WR
ENF/25/0012	Theme Park Merritown Lane Christchurch BH23 6BA	Refused retrospective planning application 8/24/0180/FUL for change of use to commercial airport car parking with associated works, APNR etc. Refused retrospective advertisement application 8/24/0181/ADV for 49 x non-illuminated signs.	30-Apr-25	WR
8/23/0675/CLE	The Barn 41A Burley Road Christchurch BH23 7AJ	Application for a Lawful Development Certificate for an existing conservatory to the West Elevation.	10-Apr-25	WR
7-2024-23085-I	Flat 2B Whitley Court West Cliff Gardens Bournemouth BH2 5HL	Application for a Lawful Development Certificate for an Existing Use of Flat 2B as a single dwelling house	07-Mar-25	WR

C/2022/1023	17, The Litzo, 37-39 Boscombe Spa Road, Bournemouth, BH5 1AS	Without planning permission, the erection of raised platforms to the rear of the dwelling.	07-Mar-25	WR
C/2024/1952	Palm Lounge Bar, Poole Hill, BOURNEMOUTH, BH2 5PW and Bermuda Cafe, Poole Hill, BOURNEMOUTH, BH2 5PW	Without planning permission, a single storey side extension with extract flue, covered outdoor structure located to the rear, and pergola structure located to the front, fixed jumbrella and new boundary treatment in the approximate positions hatched black.	06-Mar-25	WR
S78/2024/7593	Bermuda Cafe Poole Hill Bournemouth BH2 5PW	Retrospective application for the erection of a single storey extension and outdoor covered area to rear, pergola to the front and alterations to boundary treatment	16-Dec-24	WR
APP/23/01397/P	6 Pinewood Road, Poole, BH13 6JS	Outline application to demolish existing bungalow and garage. Construct 3 houses.	21-May-24	WR
TP/23/00360/X	23 Widworthy Drive, Broadstone, BH18 9BD	T7: Silver Birch - Fell to ground level. Replacement planting: One container grown lime to be planted in the rear garden within 5m of tree.	13-Feb-24	TRF
P/26/01781/FUL	41 Shillito Road Poole BH12 2BW	Change of use from dwellinghouse (Class C3), to seven bedroom/seven person House in Multiple Occupation (Sui generis)	TBC	WR
P/26/01011/CLP	21 Sterte Avenue Poole BH15 2AJ	Lawful Development Certificate for proposal that the existing outbuilding may be used as ancillary residential accommodation incidental to the main dwellinghouse.	TBC	
P/26/00570/CONDR	329 Sandbanks Road Poole BH14 8HZ	Variation of condition 2 (Approved Plans) and 3 (Arboricultural Method Statement) and removal of 13 (Reference to drawing number) of planning permission APP/23/01478/F (Demolition of existing house and erection of four storey block of 7.no flats with associated access and parking) for amendments to include increased floor space on all levels, including widening of balconies and an additional balcony at penthouse level	TBC	WR
P/25/05226/FUL	12A Queens Avenue Christchurch BH23 1BZ	Replacement of the existing dwelling and garage at number 12A Queens Avenue with associated parking and access being retaine	TBC	WR

P/26/01622/FUL	12A Queens Avenue Christchurch BH23 1BZ	Demolition of the existing dwelling and garage and erect a replacement dwelling (self-build) with detached garage with associated parking and landscaping	TBC	WR
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