



WESTERN BCP PLANNING COMMITTEE – 6 AUGUST 2026

ADDENDUM SHEET

6a

Address: Flat 2, 14 Alexandra Road, Poole BH14 9EP

Application number: P/26/01846/FUL

Update: amend paragraph 3 of the case officer report where was wrongly stated that the application site is located on the western side of Alexandra Road :

“The application site contains a two storey detached building located on the eastern 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.”

6b

Address: 20 Lancaster Drive, Poole BH18 9EL

Application number: P/26/02539/HOU

Update: Remove reason for refusal 3, and amend paragraphs 46 and 47 of the case officer report from;

“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.

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”.

To;

There may be bats on site due to the surrounding vegetation. The Ecology Officer has assessed the proposal and advised that there is no objection to the proposal subject to a condition to ensure the biodiversity enhancements in section 6 of Bat Preliminary Roost Assessment for 20 Lancaster Drive by KP Ecology, are implemented. Had the proposal been acceptable this condition would have been imposed, together with the appropriate bat informative.