

**WESTERN PLANNING COMMITTEE 10
SEPTEMBER 2026 / EAST PLANNING
COMMITTEE 24 SEPTEMBER 2026**



Report subject	Appeals Report
Meeting dates	10 th / 24 th September 2026
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 July 2023- June 2025	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%	0
July	22	7	24%		1
August	14	2	12.5%		
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	96 Lake Drive, Poole BH15 4LU
App number	P/25/05097/HOU
Proposal	Proposed roof alterations, single storey and two storey rear/side extension and garden kitchen/storage outbuilding.
Committee overturn	No
Main issues	Character and appearance of the host property and surrounding area
Why allowed	The Inspector allowed the appeal, finding that the proposed extensions, roof alterations and balcony would not harm the character or appearance of either the host property or the wider Lake Drive area. Although the scheme would substantially change the appearance of the dwelling, the Inspector noted that Lake Drive is characterised by a diverse mix of house styles, scales and materials, ranging from bungalows and chalet bungalows to large two and three-storey houses. The appeal property occupies a transitional location between these different forms of development, and the proposed design was considered to respond appropriately to both contexts. The scale of the development was found to sit comfortably within the pattern of larger

	dwelling nearby, while maintaining a logical hierarchy between neighbouring properties. The Inspector also concluded that the proposed balcony, roof form and choice of materials reflected features already present within the street scene and would not appear incongruous. Importantly, key elements of the existing dwelling, including the gabled entrance and bay windows, would be retained so the proposal would read as an evolution of the original building rather than a complete departure from it. As a result, the Inspector found the development complied with Policy PP27 of the Poole Local Plan, concluding that it would not harm local character or design quality. Conditions were imposed relating to biodiversity, contaminated land, approved plans and timescales, but conditions restricting the use of the outbuilding or requiring additional privacy screening were not considered necessary.
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address	Pavement O/S 405-409 Wimbourne Road, Bournemouth, BH9 2AJ
Application number	P/25/03874/FUL & P/25/03873/ADV
Proposal	Installation of 1no. BT Street Hub and removal of associated BT payphones along with adverts
Committee overturn	no
Main issues	Linked appeal (planning plus advertisement consent) • The main issue in respect of Appeal A is the effect of the proposal on the character and appearance of the area. • The main issue in respect of Appeal B is the effect of the proposed advertisements on visual amenity.
Why allowed	The Inspector allowed both the planning appeal and advertisement consent appeal for the replacement BT Street Hub on Wimborne Road. They found that the site sits within an already busy and functional streetscape containing a range of street furniture, including cycle stands, bins, lighting columns, signs and a bus stop. While the proposed digital Street Hub would be larger than the existing payphone kiosk, the Inspector considered that removing the existing kiosk would offset its impact and would not materially increase visual clutter. The modern design and illuminated screen were judged to be appropriate within this commercial environment, where contemporary street furniture and high levels of pedestrian activity are already characteristic. The Inspector disagreed with the Council's view that the proposal would appear intrusive or harmful to visual amenity, concluding instead that it would be absorbed into the established streetscene and would not be

	dominant, incongruous or visually harmful. Previous appeal decisions cited by the Council were distinguished on the basis that, in this case, the proposal was replacing an existing kiosk rather than adding a new feature to the street. As a result, the Inspector found the scheme complied with local planning policies relating to design, visual amenity and public realm quality. Conditions were imposed requiring removal of the existing payphone kiosk, implementation within specified timescales, and controls over the operation of the digital advertising screen, including image frequency, static displays, luminance levels and fail-safe measures to protect highway safety.
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address	2c Flat 1a Beresford Road, Bournemouth
Application number	P/25/03354/FUL
Proposal	Change of use from Class C3 to Class E3
Committee overturn	No
Main issues	• whether or not the existing use constitutes a small family dwellinghouse; and, • the effect of the development on the retention of residential accommodation stock in the Bournemouth District Wide Local Plan (2002) (LP) area.
Why allowed	The Inspector allowed the appeal, concluding that the loss of the residential unit was acceptable because the property did not provide satisfactory living accommodation and was not a "small family dwellinghouse" protected by Policy CS19. Although originally used as a dwelling, the property comprised only one bedroom, a very small kitchen, and no private outdoor amenity space. The Inspector found that, given its limited size and layout, it functioned more like a one-bedroom flat than a family home and therefore its loss did not conflict with policies aimed at retaining small family housing stock. The Inspector also found that the site's environment was unsuitable for continued residential use. The dwelling was surrounded by a commercial servicing area used for deliveries, waste storage, parked vans and access to nearby businesses, with no realistic opportunity to provide effective screening without compromising commercial operations. As a result, the proposal met the policy criterion that allows the loss of residential accommodation where the environment is unsatisfactory for residential occupation. While acknowledging that the Council could not demonstrate a five-year housing land supply, the

	Inspector considered the loss of a single dwelling to carry only very limited weight, particularly given the poor quality of the accommodation and its setting. The appeal was therefore allowed, subject to conditions requiring compliance with the approved plans and the provision and retention of cycle storage.
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address	184-186 Old Christchurch Road, Bournemouth, BH1 1NU
Application number	P/25/03261/FUL
Proposal	Removal of existing unauthorised flue and erection of a flue.
Committee overturn	No
Main issues	The main issue in this appeal is the effect of the proposal on the character and appearance of the area; including whether or not the proposed development would preserve or enhance the character or appearance of the Old Christchurch Road Conservation Area.
Why allowed	The Inspector allowed the appeal for the installation of a rear extraction flue serving a restaurant/takeaway within the Old Christchurch Road Conservation Area. Although the flue would be visible from Glen Fern Road, it would be positioned on a secondary rear elevation that already contains a range of functional features, including extensions, pipework and other ventilation equipment. The Inspector found that the rear of the terrace has a more utilitarian character than the attractive principal frontage on Old Christchurch Road and that the proposed flue would sit comfortably within this context. Importantly, the flue would not be visible from the main street, would not interrupt key architectural features, and would terminate below the height of the building's prominent chimney stacks. The Inspector concluded that the proposal would preserve the character and appearance of the Old Christchurch Road Conservation Area and would not harm the significance of this designated heritage asset. Unlike a previously dismissed scheme, the revised flue design would remain within a recess in the building and would not project across the roofline. Its cream/almond finish would also reduce its visual prominence. Given the wider semi-commercial surroundings, including nearby parking areas, servicing activities and commercial premises, the flue was considered neither dominant nor out of keeping with the area. The proposal was therefore found to comply with local design and

	heritage policies, with conditions imposed to secure approved plans, noise mitigation measures and an appropriate colour finish for the flue.
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address	37 Grand Avenue, Bournemouth, BH6 3SY
Application number	P/25/02861/FUL
Proposal	new terrace at first floor together with doors to terrace.
Committee overturn	No
Main issues	- the character and appearance of the area and the host property; and, - the living conditions of neighbouring occupiers, specifically in relation to outlook.
Why dismissed	The Inspector allowed the appeal, finding that the proposed rooftop terrace and privacy screens would not harm the character and appearance of either the host property or the wider area. While the screens would be larger than others nearby and have a somewhat wall-like appearance due to their length and obscure glazing, they were considered simple, modest and subordinate features when viewed against the much larger mass of the existing building. The Inspector noted that balconies and roof terraces already form part of the local character, and that the rear of properties in the area is characterised by a variety of extensions and alterations. Due to their rear location and limited visibility from the street, the proposal would have only a negligible impact on the streetscene. In considering neighbouring amenity, the Inspector concluded that the development would not have an overbearing or oppressive effect on the outlook from adjacent properties, particularly Nos. 35 and 39. The screens would be viewed largely against the backdrop of the existing building, would be set back from the roof edge, and would benefit from separation distances and existing vegetation, all of which would lessen their visual impact. As a result, the proposal would not significantly alter neighbours' outlook or living conditions. The Inspector also addressed concerns regarding privacy and noise. The 1.8m-high obscure-glazed screens would fully enclose the terrace, preventing harmful overlooking of neighbouring gardens and windows. In addition, the screens would provide some acoustic shielding, and

	given the separation distances involved, the terrace was not considered likely to increase the ability of occupants to overhear conversations in neighbouring gardens. Overall, the Inspector found the proposal complied with Policy CS41 and relevant design guidance, with a condition imposed to ensure the privacy screens remain obscure glazed.
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address	34 Sopers Lane, Poole, BH17 7ES
Application number	P/25/01995/HOU
Proposal	new access and hardstanding driveway, dropped kerb, proposed boundary fence, retain plant bed and proposed retaining wall.
Committee overturn	No
Main issues	The main issue is the effect of the proposal on highway safety, the flow of traffic and pedestrian safety.
Why allowed	The Inspector allowed the appeal, concluding that the proposed new vehicular access onto Sopers Lane would not cause unacceptable harm to highway or pedestrian safety. The Inspector noted that many properties along Sopers Lane already have driveways and direct access onto the road, meaning vehicles entering and leaving residential plots are a common and expected feature of the street. The proposed access would therefore be consistent with the established pattern of development and would not create unexpected hazards for motorists. Although the Highway Authority raised concerns about the ability of vehicles to turn independently within the site, the Inspector found that the proposed parking and turning area was broadly comparable to arrangements at nearby properties and would allow at least one vehicle to enter, turn and leave in a forward gear. Given the 20mph speed limit and generally slow-moving traffic conditions, vehicles emerging from the site were not considered likely to impede traffic flow or create safety issues. The Inspector also concluded that the gradient of the proposed driveway would not be so steep as to make vehicle control difficult. In relation to pedestrian safety, the Inspector accepted that part of the visibility splay relied on adjacent land outside the applicant's control. However, the pavement outside the site is relatively wide and there are numerous similar accesses in the area where pedestrians would

	reasonably expect vehicles to emerge. Taking all factors into account, the Inspector found that the proposal would not result in unacceptable impacts on highway safety, traffic flow or pedestrian safety and therefore complied with Policies PP27, PP34 and PP35 of the Poole Local Plan. The appellant's concerns regarding flooding and drainage were noted but were not matters relevant to the appeal decision.
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address	Land adjacent to 3 Lytton Road, Bournemouth, BH1 4SH
Application number	P-23023-040225
Proposal	Erection of a one bedroom dwelling with associated cycle parking
Committee overturn	No
Main issues	• the effect of the proposed development on the character and appearance of the area; and • whether adequate mitigation has been secured to ensure the proposal would not have a likely significant effect on the Dorset Heathlands Special Area of Conservation (SAC), Special Protection Area (SPA) and Ramsar site, and the New Forest SAC, SPA and Ramsar site.
Why allowed	The Inspector allowed the appeal, finding that the proposed one-bedroom dwelling would not harm the character and appearance of the area despite occupying a narrow gap between two terraced properties. Although the design would be noticeably different from the surrounding traditional housing, with its black corrugated metal finish and contemporary appearance, the building's modest scale, single-storey form and recessed position behind the established terrace line meant it would have only a limited visual presence in the street scene. The Inspector considered that it would be perceived as a small, subordinate building similar in character to a domestic outbuilding rather than as a disruptive break in the established terraced frontage. Consequently, the proposal was not considered incongruous or an overdevelopment of the site and was found to respect the area's prevailing character. The Inspector also concluded that the proposal would not have an adverse impact on internationally protected heathland and forest habitats. While a net increase in residential accommodation would have the potential to increase recreational pressure on the Dorset Heathlands and New Forest European sites, the applicant had entered

	into a legally binding agreement securing the required financial contributions towards mitigation measures. The Inspector was satisfied that these measures would prevent likely significant effects on the protected habitats and that the proposal complied with the requirements of the Habitats Regulations and local planning policy. Other concerns raised by local residents were also considered but were not found to justify refusal. The Inspector determined that the development would not interfere with the use of a nearby disabled parking space, would not materially worsen local parking conditions, and would not have an overbearing effect on neighbouring properties or significantly reduce light to adjacent gardens due to its limited height and footprint. As a result, the appeal was allowed subject to conditions relating to approved plans, contamination investigations, construction management, materials and cycle parking provision.
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address	201 Goldfinch Road, Poole, BH17 7TB
Application number	P/26/01174/TTPO
Proposal	T1 – Oak Tree – remove smaller left hand competent stem T2 – Beech tree – remove lower overextended branch
Committee overturn	No
Main issues	The main issues are the effect of the proposed works on the character and appearance of the area if the works were to be carried out; and whether the reasons given for the proposed works justifies that course of action.
Why allowed	The Inspector allowed the appeal and granted consent to remove one stem from a twin-stemmed oak tree protected by a Tree Preservation Order (TPO). A key factor in the decision was that the tree was not considered a significant individual specimen in its own right, but rather formed part of a much larger area of woodland covered by an old Area TPO. The Inspector found that removing one stem would have only a minimal impact on the overall contribution that Area A1 makes to the character and appearance of the locality. The Inspector also noted that the TPO is over 50 years old and was originally intended to provide broad protection to groups of trees before

	the surrounding residential development was built. In this context, the loss of a single stem from one oak tree would have a negligible effect on the visual amenity of the wider protected area. Furthermore, the stem proposed for removal was smaller than the retained stem, and there was no evidence that the works would adversely affect the health, stability or long-term vitality of the tree. In carrying out the required balancing exercise, the Inspector referred to Planning Practice Guidance, which recognises that where a tree's amenity value is relatively limited and the impact of the proposed works would be negligible, consent may be justified even if there is no strong arboricultural need for the works. Given the very limited visual impact and the absence of any significant harm to the tree or wider landscape, the Inspector concluded that the proposal was acceptable and allowed the appeal.
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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 'costs⁶ 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.

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

⁷ [Appeals - GOV.UK](#)

- 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.

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/26/01229/CONDR	49 Cliff Drive Poole BH13 7JF	Removal of condition 5 (Full kerb reinstatement) of planning permission APP/24/01393/F (Single storey extension to rear, external alterations and detached garage) to allow retention of the dropped kerb.	25-Aug-26	HH
P/26/02590/HOU	37 Haverstock Road Bournemouth BH9 3HQ	Removal of existing single storey rear extension, erection of single storey rear extension, two storey rear extension and two storey side extension	24-Aug-26	HH
P/26/01637/HOU	22 Wroxham Road Poole BH12 1HA	Roof alterations including increasing ridge height, hip to gable extensions and insertion of dormers together with single storey side extension and porch.	19-Aug-26	HH
P/26/02750/FUL	90 Glenferness Avenue Bournemouth BH3 7EY	Demolition of a conservatory & sever land to erect a detached dwelling (self-build) with vehicular access off Elgin Road	18-Aug-26	WR
P/26/01870/PNHH	18 Cranborne Crescent Poole BH12 4EP	Single storey rear extension which would extend beyond the rear wall of the original semi-detached dwelling house by 4.80 metres, for which the maximum height would be 2.90 metres and for which the height at the eaves would be 2.56 metres	12-Aug-26	HH
P/26/02412/FUL	573 Christchurch Road Bournemouth BH1 4AH	Change of use from Class E(a) to a Restaurant Take-Away (Sui Generis), including modifications to the shopfront and the installation of an extractor flue	11-Aug-26	WR
P/25/05070/FUL	16 Southbourne Grove Bournemouth BH6 3QZ	Erection of single storey dwelling	11-Aug-26	WR
P/26/02173/FUL	Land East of Southbourne Crossroads Car Park Southbourne Coast Road	Erection of a detached dwelling with associated works.	10-Aug-26	WR

	Bournemouth BH6 3NN			
P/26/01591/ADV	o/s Quay Amusements, The Quay, Poole BH15 1HJ	Advertisement consent for two digital 75-inch LCD display screens, one on each side of the Street Hub unit.	10-Aug-26	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 retained	05-Aug-26	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	05-Aug-26	WR
P/26/00861/HOU	11 Burford Close Christchurch BH23 2QF	Single-storey side and rear extension, Roof extensions with raised ridge height and side dormer to facilitate loft conversion, material changes and associated works throughout.	05-Aug-26	WR
P/25/03116/OUT	Land Adjacent to Waggy Tails Rescue Derwent 143 Magna Road Poole BH21 3AW	Outline application for the construction of 7no. houses (100% Affordable Housing) with associated car parking spaces and new central vehicular access (closure of existing vehicular access)	04-Aug-26	
P/26/00981/HOU	19 Seaway Avenue Christchurch BH23 4EU	Demolition of existing garage and rear conservatory. Erection of single storey rear and side extension to include new side garage. Extension of existing first floor level with rear terrace.	30-Jul-26	HH
P/26/01165/CONDR	22A Exton Road Bournemouth BH6 5QF	Variation of condition 2 of planning permission 7-2022-22932-B (Erection of a garden room) to let out on a short term basis to paying guests	30-Jul-26	
P/26/00783/FUL	28 Arncott Hall 13 Poole Road Bournemouth BH2 5QR	Replace 5x wooden single glazed sash windows, with 5 UPVC Heritage Eco Sash Double Glazed Windows.	29-Jul-26	
P/26/01438/CLP	15 Stanfield Road Bournemouth BH9 2NL	Lawful Development Certificate for proposed dormers to side elevations, Roof extension for second floor accommodation, single storey rear extension	28-Jul-26	
P/25/03886/CLE	22 Stafford Road Bournemouth BH1 1JH	Lawful Development Certificate for Existing Use or Operation for two additional units on second floor (making a total of 6 units) following the creation of 4 units under planning application 7-2018-6333-F	24-Jul-26	
P/26/00782/HOU	16 Riverside Lane Bournemouth BH6 3LD	Alterations, single storey side porch extension, rebuilding garage and loft conversion including dormer windows	24-Jul-26	HH
P/26/01805/ADV	Pavement o/s Old Town Market, 7 Dear Hay Lane, Poole BH15 1NZ	Advertising consent for 2no. digital 75" LCD display screens, one on each side of the Street Hub unit	23-Jul-26	SF
P/26/01806/FUL	Pavement o/s Old Town Market,	The installation of 1no. BT Street Hub and removal of associated payphones.	23-Jul-26	

	7 Dear Hay Lane, Poole BH15 1NZ			
P/26/00941/PNHAS	2 Roscrea Close Bournemouth BH6 4LX	Prior approval for creation of an additional storey of accommodation to provide new bedrooms through raising of the existing eaves and forming a new pitched roof.	21-Jul-26	HH
P/26/01748/LB	St Swithuns Church Gervis Road Bournemouth BH1 3ED	Listed Building Consent for installation of a roof-mounted solar photovoltaic system on the south-facing roof slopes.	21-Jul-26	
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.	16-Jul-26	WR
P/26/00158/FUL	Land adj 88 Iford Lane Bournemouth BH6 5QZ	Proposed new self-build, detached dwelling following demolition of existing garage with associated access and parking	13-Jul-26	WR
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	09-Jul-26	WR
P/26/01590/FUL	o/s Quay Amusements, The Quay, Poole BH15 1HJ	The installation of 1no. BT Street Hub.	08-Jul-26	WR
P/26/01381/CONDR	55 Hillside Drive Christchurch BH23 2RS	Variation of conditions 3 (External facing and roofing materials) and 5 (Proposed accommodation to be used solely for residential purposes) of planning permission 8/17/0181/FUL (Extensions and alterations at first floor level to include dormer windows to the front and rear to create a two bedroom annexe ancillary to the existing dwelling within the extended roof space. Conversion of garage to habitable accommodation and the creation of additional vehicular access. (AMENDED DESCRIPTION & AMENDED PLANS)) to allow some ancillary holiday accommodation.	08-Jul-26	WR
P/26/01098/FUL	67A Stanley Green Road Poole BH15 3AD	Proposed construction of a pair of semi-detached houses with associated access, parking and landscaping	07-Jul-26	WR
P/26/01749/FUL	St Swithuns Church Gervis Road Bournemouth BH1 3ED	Installation of a roof-mounted solar photovoltaic system on the south-facing roof slopes.	07-Jul-26	WR

P/26/01365/FUL	24 Walton Road Bournemouth BH10 4BJ	Sever land and erect a detached bungalow (self build)	07-Jul-26	WR
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 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.	25-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/26/01781/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)	23-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/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/26/01409/HOU	6 Chewton Common Road Christchurch BH23 5LT	Demolition of outbuilding and erection of detached residential annexe	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/26/00485/CLP	50 Feversham Avenue Bournemouth BH8 9NL	Lawful Development Certificate for raising of eastern fencing and boundary treatments	02-Jun-26	WR
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
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
7-2024-19600-D	Parkside Guest House 24 Southcote Road Bournemouth BH1 3SR	Retrospective: Change of use to HMO	26-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
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
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/25/04902/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/26/00121/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

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/25/03589/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/25/01216/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/25/04438/HOU	4 Wharnccliffe Gardens Christchurch BH23 5DN	First floor front extension to dwelling	25-Mar-26	HH
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/25/04672/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
P/25/02304/OUT	Park Place 6 North Road Poole BH14 0LY	Outline application with Some Matters Reserved for a phased development of up to 115 apartments across 2 separate blocks following demolition of the existing building.	24-Mar-26	WR
P/25/02601/FUL	Flat 5 11 Alyth Road Bournemouth BH3 7DF	Erection of a first-floor rear extension and internal alterations to convert an existing bedsit flat into a 2-bed flat.	17-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/25/05068/HOU	50 Baring Road Bournemouth BH6 4DT	Erection of pole mounted weather station	04-Mar-26	HH
ENF/24/0056	Parley Court Golf Course	Alleged unauthorised ground works resulting in bunds	24-Feb-26	WR

	Parley Green Lane Christchurch BH23 6BB			
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/25/03296/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
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
APP/23/00822/F	Canford Recycling Centre Arena Way Poole BH21 3BW	Demolition and Removal of existing structures and the erection of a Carbon Capture 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.	08-Jan-26	IN
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
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
TP/24/00278/X	21A Bury Road Poole BH13 7DE	T1- Maritime Pine- Fell- Tree is a poor specimen that is leaning over boundary. Tree has recently had a branch failure. Due to lack of suitable pruning points tree should be removed. T2- Scots Pine- Fell- Tree is a poor specimen which is leaning into neighbouring cypress tree. Tree is causing damage to surrounding tree. T2 has a low future retention. T3- Monterey Pine- Reduce selected branches by 4m. With the removal of T1 over extended branches could fail due to less protection from the wind. Work will not be detrimental to the health of the tree.		TRF
P/26/02085/FUL	86 Alexandra Road Poole BH14 9EW	Sever land and erect a detached dwelling with associated access, parking and cycle store.		WR
P/26/02217/PNHH	39 Bushell Road Poole BH15 3HD	Single storey rear extension which would extend beyond the rear wall of the original semi-detached dwelling house by 6.00 metres, for which the maximum height would be 3.00 metres and for which the height at the eaves would be 3.00 metres.		HH
P/26/01744/FUL	95 Southcote Road Bournemouth BH1 3SW	Creation of an additional unit to the existing 7 bed HMO to form 8 beds (Sui Generis)		WR