

# BRANKSOME PARK & CANFORD CLIFFS

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## RESIDENTS' ASSOCIATION

THE PARISH OFFICE • THE BRANKSOME ST ALDHELM CENTRE • 401 POOLE ROAD • BRANKSOME • POOLE • DORSET • BH12 1AD

### CANFORD CLIFFS WARD PLANNING LIST

#### Significant planning applications, appeals and decisions: April 2024

##### 1. Summary

After a relatively quiet start to the year, recent months have witnessed a notable surge in application activity, a trend that persisted through April. Notably, a significant portion of the applications in the Canford Cliffs Ward this month pertained to tree-related works.

Throughout the month, decisions were rendered for several minor applications, underscoring the efforts of Bournemouth, Christchurch, and Poole Council to address the backlog of pending applications. Nevertheless, a substantial number of applications, particularly major ones, remain unresolved beyond their statutory timeframe. Among these outstanding applications is a proposal to construct two properties within the garden of an existing dwelling in the Conservation Area, a case which has now prompted a new appeal.

The Department for Levelling Up, Housing & Communities' website provides insights into local planning authorities' performance, highlighting the percentage of applications decided within the statutory timeframe. Recent data indicates an improvement in response times by Bournemouth, Christchurch, and Poole Council during the latter part of 2023... Hopefully, this improved performance continues!

##### **Draft BCP Local Plan**

The consultation process for the draft BCP Local Plan has now ended.

Although in general the draft Local Plan appears positive, BCPPRA provided feedback regarding the following matters:

**General:** Stricter sustainability guidelines; Public transport (from transport hubs to the beachfront); Road safety within the area.

**Ward:** Canford Cliffs Ward Development allocations (Beach Road Car Park, Penn Hill Car Park and Lindsay Road); The number of houses identified for development in Canford Cliffs.

**Ward Conservation Areas:** Conservation Area Appraisals should be reviewed and updated; Clear guidance is requested regarding site-splitting in the Conservation Area (to deter applications that contradict the Conservation Area Plan and Appraisal); Planning restrictions around the chines; Flood resilience requirements in the roads around the chine.

Several of the other local community groups provided feedback to the council, some of it very thorough and detailed.

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### 2. OUTSTANDING

#### 2.1 SIGNIFICANT APPLICATIONS (Yet to be determined)

**APP/24/00362/F**

**28/03/2024**

REGISTERED

29 Western Road, Poole, BH13 7BH

The proposal aims to site split, convert and extend an outbuilding into a detached dwelling, with associated access and parking. Although this proposal is better than previous applications on this site, as it appears to attempt to place a dwelling within retained trees, it doesn't adequately address proposed services, drainage and construction. The same address has an outstanding application, APP/23/00887/F, which fails to protect the TPO 'woodland' on the site. The site is within the Branksome Park and Chine Gardens Conservation Area and is a form of site-splitting and doesn't do enough to mitigate risk to the protected woodland.

**APP/24/00294/F**

**15/03/2024**

REGISTERED

16 Lakeside Road, Poole, BH13 6LR

This application proposes to demolish a large existing building and replace it with two matching, detached houses. The proposal references numerous pairs of dwellings recently built along Lakeside Road and lies next to one development that seems to have stalled, mid-construction. The site is adjacent to the Branksome Park and Chine Gardens Conservation Area.

**APP/24/00288/F**

**11/03/2024**

REGISTERED

1A Lawrence Drive, Poole, BH13 7EN

This is a substantial proposal to replace the existing dwelling and garage at the corner of Lawrence Drive and Canford Cliffs Road. The proposals, which are shown within an almost tropical landscape setting, reorientate the dwelling, with most of its mass towards the Canford Cliffs Road (taking up 71.9% of a 51.6m plot width).

**APP/24/00256/F**

**04/03/2024**

REGISTERED

10 Lilliput Road, Poole, BH14 8JZ

This proposal aims to reconfigure the internal arrangements and build another storey on top of the existing building. The proportions of the roof extension are dominant and do not appear to respect the existing building, its neighbours, or the surrounding area. Although outside of any conservation area, BPCORA will be objecting to the design of this proposal.

**APP/24/00197/F**

**04/03/2024**

REGISTERED

26 Forest Road, Poole, BH13 6DH

The proposal aims to partially remove an existing garage and rebuild it to form an annexe, ancillary to the existing dwelling. Although the site is within the Chester Road Conservation Area, the proposal does not appear to be visible nor detrimentally impact the surrounding area.

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**APP/24/00213/F**

**27/02/2024**

REGISTERED

Heatherlands, St Aldhelms Close, Poole, BH13 6BW

This revised scheme proposes the demolition of a large existing dwelling and the erection of two replacement detached houses, with associated access arrangements. Despite the revised scheme including pitched roofs (as a nod to the vernacular), the modern architectural response is taller than the existing dwelling and appears to create some overlooking concerns for the immediate neighbours. This is a site-splitting proposal, within the Branksome Park and Chine Gardens Conservation Area.

**APP/24/00226/F**

**23/02/2024**

REGISTERED

35 Canford Cliffs Road, Poole, BH13 7AQ

The proposal aims to demolish an existing single-storey rear extension and conservatories to enable the erection of new single and double-storey rear extensions, along with the conversion and extension of loft space above the garage. Even though the site is within the Branksome Park and Chine Gardens Conservation Area, the proposals are largely contained to the rear of the property, with only a dormer-style addition visible from the street. This is captured in the street-scene visuals accompanying the application.

**APP/24/00158/K**

**24/02/2024**

REGISTERED

25 Links Road, Poole, BH14 9QR

The application is for retrospective consent to build an extension for a bedroom and ensuite. It is difficult to appraise this application due to the poor level of information provided – however, it appears that the proposal has been built within a tree root protection zone.

**APP/23/01294/P**

**18/12/2023**

REGISTERED

Evening Hill Grange, 18 Alington Road, Poole, BH14 8LZ

This application proposes the demolition of a period building, described as a local heritage asset (of architectural interest), and replaces it with a modern block of flats, with basement car parking. Aligned with the Dorset Lakes Resident Association, BPCORA has raised an objection to this application.

**APP/23/01408/F**

**05/12/2023**

REGISTERED

31A The Avenue, Poole, BH13 6LJ

The demolition of an existing house and garage is to be replaced with a three-storey, flat-roofed, modern replacement dwelling and garage with associated landscaping works.

However, the design seems to align closely with numerous recent proposals in the area, lacking a distinctive response to the unique setting and surrounding context. Its dark material palette has drawn a negative response from the conservation officer. The site is just outside of the Avenue Conservation Area.

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**APP/23/01263/F**

**01/11/2023**

REGISTERED

39 Brudenell Avenue, Poole, BH13 7NW

The demolition of an existing detached dwelling, to be replaced with seven large apartments, associated parking, landscaping, and access. To help justify the proposal, the applicant has shown the existing dwelling to include an 8m extension to the rear, which does not exist. The proposal involves the removal of existing trees from the site and exceeds the typical built form and massing standards for the street.

**APP/23/01109/F**

**28/09/2023**

REGISTERED

6 Burton Road, Poole, BH13 6DU

Substantial alterations and extensions of an existing building to create 4 flats with associated parking and access. Much of the original doesn't seem to be kept, so the description should read as a complete redevelopment. This is one of two concurrent applications for this plot (APP/23/01098/F). This site lies within the Branksome Park and Chine Gardens Conservation Area. As this proposal is within a conservation area, BPC CRA has submitted an objection.

**APP/23/01098/F**

**28/09/2023**

REGISTERED

6 Burton Road, Poole, BH13 6DU

Demolition of the existing house and construction of a replacement house (revised scheme). The flat-roofed modern proposal includes seven bedrooms and an indoor swimming pool. This is one of two concurrent applications for this plot (APP/23/01109/F). This application is within the Branksome Park and Chine Gardens Conservation Area. As this proposal is within a conservation area, BPC CRA has submitted an objection.

**APP/23/00887/F**

**08/08/2023**

REGISTERED

29 Western Road, Poole, BH13 7BH

Although more considered than many recent applications, the proposal aims to sever a large and disjointed plot (including the felling of several trees), for the creation of a detached, modern dwelling, with associated access and parking. The proposal lies within the Branksome Park and Chine Gardens Conservation Area and has received an objection from BPC CRA.

**APP/23/00617/P**

**20/07/2023**

REGISTERED

4 Burton Road, Poole, BH13 6DU

Minor alterations to the existing building to allow for access to be created to create a new dwelling. The land is to be severed, the driveway extended, and a detached dwelling with off-road parking built. The proposal lies within the Branksome Park and Chine Gardens Conservation Area. As this site-splitting proposal is within a conservation area, BPC CRA has submitted an objection.

**APP/22/01167/P**

**03/05/2023**

REGISTERED

Haven Hotel, Sandbanks Hotel, and Harbour Heights Hotel

The Harbour Heights Hotel lies within the Canford Cliffs Ward. The revised proposal includes the erection of a 38-suite aparthotel with associated hotel facilities, access, and underground

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parking on the site of the Harbour Heights Hotel. The proposal is larger in mass than the existing and it requires the removal of existing trees, detrimental to the street scene and local area. The application also includes the development of the Haven Hotel and the Sandbanks Hotel. There are numerous objections, including one from BPC CRA.

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### 2.2 APPEALS (Yet to be determined)

APP/23/00488/F

03/05/2023

APPEAL LODGED

20 Chester Road

This is a site-splitting proposal, on a triangular garden at the junction of Chester Road and Belgrave Road. The site is currently well-covered with trees. The proposed building is of a style which is inconsistent with other houses in the area. As this is in the Chester Road Conservation Area, BPC CRA has lodged an objection.

APP/23/01228/F

10/11/2023

APPEAL LODGED

4 Burton Road, Poole, BH13 6DU

Revised scheme for the partial demolition of the garage, erect new side elevation walling, sever land and erect 2 detached houses with associated parking. This is an application to sever land within the Branksome Park and Chine Gardens Conservation Area and erect two detached dwellings in the rear garden of the existing house. Although not visible from the street, the proposal has detrimental implications for the surrounding properties.

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### 3. NEW

#### 3.1 SIGNIFICANT DECISIONS (Made during this period)

APP/24/00289/K

13/03/2024

GRANTED

4A Elmstead Road, Poole, BH13 7EZ

This application is for a Certificate of Lawfulness for a Proposed Use or Development for Erection of a detached outbuilding to be used as ancillary accommodation, incidental to the enjoyment of the dwelling house as such. Although positioned to the rear of the property, the quality of this proposal is questionable. The proposal, which is at odds with its surroundings, will likely block daylight to, and may even block escape routes from, the existing property.

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**APP/24/00206/F**

**05/03/2024**

**GRANTED**

330 Sandbanks Road, Poole, BH14 8HY

Construction of a rooftop terrace within an existing pitched roof. Although a fairly straightforward scheme, the proposals raised concerns with neighbours regarding overlooking and privacy.

**APP/24/00237/F**

**27/02/2024**

**GRANTED**

19 Motcombe Road, Poole, BH13 6DJ

This is a revised application for alterations to the existing property, including rear extensions with balconies above, the formation of an inset roof terrace, along with an enlarged raised rear patio area and a new porch. Even though the proposals are substantial, they are contained to the rear of the property.

**APP/24/00148/F**

**07/02/2024**

**REFUSED**

75 Canford Cliffs Road, Poole, BH13 7AH

Creation of new vehicle access to the site from Canford Cliffs Road.

**APP/24/00103/F**

**01/02/2024**

**REFUSED**

Bay Tree House, 19 Bingham Avenue, Poole, BH14 8ND

Non-material amendment following approval of APP/22/00609/F for changes to windows on the front elevation, and a timber framed turret over the front door.

**APP/24/00046/K**

**16/01/2024**

**REFUSED**

36 Western Road, Poole, BH13 6ET

Certificate of lawfulness for proposed single-storey rear extension.

**APP/23/01478/F**

**28/12/2023**

**REFUSED**

329 Sandbanks Road, Poole, BH14 8HZ

Demolition of existing house and erection of four-storey block of 7.no flats with associated access and parking.

**APP/23/01374/F**

**28/11/2023**

**WITHDRAWN**

25 Leicester Road, Poole, BH13 6DA

Extensive extensions and alterations to an existing house, in the Branksome Park and Chine Gardens Conservation Area. Proposals also include the construction of a garage, driveway and associated hard landscaping works.

**APP/23/01004/F**

**05/10/2023**

**WITHDRAWN**

6 Leicester Road, Poole, BH13 6BZ

Erection of detached garage. This site lies within the Branksome Park and Chine Gardens Conservation Area. Note: Although not overly contentious, the internal dimensions of the proposed garage do not comply with those set out in the BCP Parking Standards Supplementary Planning Document (3.2.11).

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**APP/23/00327/F**                      **03/05/2023**                      **REFUSED**

1 Avalon, Poole, BH14 8HT

Full demolition of the existing dwelling and erection of replacement dwelling.

**APP/22/00821/F**                      **13/06/2022**                      **REFUSED**

The White House, 326 Sandbanks Road, BH14 8HY

Demolish existing building and erect block of 7 apartments with basement car parking, replacement electrical substation, bike store and bin store.

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### **3.2 SIGNIFICANT APPLICATIONS (Made during this period)**

**APP/24/00432/F**                      **22/04/2024**                      **REGISTERED**

9 Mountbatten Road, Poole, BH13 6JE

Alterations to the existing building and construction of a two-storey side extension to form an annexe. Although the proposal appears fairly considered, noting its location within the Avenue Conservation Area, the inclusion of a new chimney is surprising.

**APP/24/00416/F**                      **08/04/2024**                      **REGISTERED**

75 Canford Cliffs Road, Poole, BH13 7AH

The substantial proposals include the demolition of an existing store, lean-to-extension, and a roof canopy, to form a new single-storey extension to the south and east, and to install roof lights on the eastern and southern roof slope and amend the arrangement of the existing windows.

**APP/24/00191/F**                      **27/03/2024**                      **REGISTERED**

17 Lindsay Road, Poole, BH13 6AN

Variation of Condition 2 of APP/22/01422/F to add air-source heat pumps to the flat roof over the stairwell and service riser. These air-source heat pumps appear to be an afterthought, resulting in less-than-ideal positioning.

**APP/24/00380/F**                      **12/04/2024**                      **REGISTERED**

7 Newton Road, Poole, BH13 7EX

Reconfiguration and extension to an existing dwelling in the Canford Cliffs Conservation Area. Alterations include the partial demolition of the existing building and the erection of ground floor and roof extensions.