

# BRANKSOME PARK & CANFORD CLIFFS

## 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: July 2024

#### 1. Summary

Summer is typically a quieter period for new applications, allowing the council to address more of its planning backlog. This update highlights several important decisions made over the past month and draws attention to notable applications within the Canford Cliffs ward.

Several outstanding applications have now been resolved, with most outcomes aligning with expectations, though a few surprising decisions were made. Some refusals have been issued for retrospective works, with the council advising that full applications be submitted for several already constructed structures.

We encourage you to actively participate by providing feedback on both current and upcoming applications. Please remember that public consultations are available through the BCP planning portal.

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#### 2. OUTSTANDING

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

**APP/24/00683/F**                      **19/06/2024**

REGISTERED

61 Haven Road, Poole, BH13 7LH

The proposal involves demolishing an existing garage, subdividing the land at the rear of the current house, and constructing a two-storey, three-bedroom house with parking. While this development would have minimal impact on the streetscape, it essentially equates to building an additional house within the garden.

**APP/24/00679/F**                      **17/06/2024**

REGISTERED

Sundar View, 5A Shore Road, Poole, BH13 7PH

The demolition of an existing house, to be replaced with a large 4-bedroom Italian-style villa, with double garage and parking.

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**APP/24/00676/F**

**14/06/2024**

REGISTERED

Flats 5 and 6, Infinity, 338 Sandbanks Road, Poole, BH14 8HY

The application proposes to extend two existing roof terraces with glass balustrades or screens. The proposed balustrades will be 1.2 meters high and made of clear glass, instead of the more commonly used 1.8-meter-high obscured glazing, typically employed to mitigate concerns related to overlooking and privacy.

**APP/24/00652/F**

**13/06/2024**

REGISTERED

10A Nairn Road, Poole, BH13 7NQ

The proposal aims to add a new carport, home gym, and games room, as well as to resurface the existing driveway.

**APP/24/00619/F**

**12/06/2024**

REGISTERED

12 Eaton Road, Poole, BH13 6DG

This proposal includes amended plans for the previously approved application APP/21/01013/F. The original proposal involved demolishing an existing garage, subdividing the land to create a new detached dwelling with a garage, and installing a new garage for the existing house at 12 Eaton Road, Poole, BH13 6DG. The updated plans and variations reflect proposed changes to the dwelling and include an updated arboriculture impact appraisal and method statement.

**APP/24/00592/F**

**23/05/2024**

REGISTERED

Seashores & 7 Chaddesley Wood Road, Poole, BH13 7PN

Extension to provide an additional floor of accommodation.

This 4-storey development is out of scale when compared to the neighbour's property which is 2 stories tall.

**APP/24/00547/F**

**28/05/2024**

REGISTERED

13 Ravine Road, Poole, BH13 7HS

The proposal intends to change the use of a small office building to residential use, with an integral garage. A front extension will be required to facilitate the conversion.

The site is located within the Canford Cliffs Village Conservation Area.

**APP/24/00534/F**

**10/05/2024**

REGISTERED

36 Western Road, Poole, BH13 6ET

Single-storey rear extension and chimney stack to east elevation.

The site is located within the Chester Road Conservation Area.

This application is the same as a previously refused scheme, APP/24/00046/K, which sought a Certificate of Lawfulness for a small single-storey rear extension.



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**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.

**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, BPC CRA has raised an objection to this application.

**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 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.

**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.

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## 2.2 APPEALS (Yet to be determined)

**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/24/00527/F**

**28/05/2024**

**REFUSED**

Ormonde Court, 1 Ormonde Road

Retrospective application to render an existing brick front boundary wall.

The site is located within the Chester Road Conservation Area.

**APP/24/00554/F**

**23/05/2024**

**GRANTED**

32 Eaton Road, Poole, BH13 6DG

The second of two retrospective applications for this property is an application to change the front boundary garden wall and install a potting shed.

The site is located within the Chester Road Conservation Area.

**APP/24/00585/F**

**23/05/2024**

**GRANTED**

Aldinga, 25 Brudenell Avenue, Poole, BH13 7NW

One of three minor applications for the same property: application to change the cladding material to composite cladding.

**APP/24/00557/J**

**17/05/2024**

**REFUSED**

32 Eaton Road, Poole, BH13 6DG

The first of two retrospective applications for this property is an application to gain a 'Certificate of Lawfulness' for the existing use of a repurposed 20-foot shipping container as a home office.

The location of the container, which has been over-clad in timber, is at the front of the property which usually requires planning permission.

The site is located within the Chester Road Conservation Area.

**APP/24/00558/F**

**17/05/2024**

**GRANTED**

25 Leicester Road, Poole, BH13 6DA

The application is for a proposed extension and alterations to an existing house and the construction of a garage, driveway and associated hard landscaping works (revised scheme).

The site is located within the Branksome Park and Chine Gardens Conservation Area.

Although the proposals are substantial, they appear to be in keeping with the original building and wider area.

**APP/24/00502/F**

**09/05/2024**

**GRANTED**

28 Spencer Road, Poole, BH13 7EU

Installation of small outbuilding/ garden studio and associated landscape scheme.

Although the site is located within the Canford Cliffs Village Conservation Area, only the proximity of the building to the site boundary requires planning permission. Permitted Development may have been applicable if situated further from the boundary.

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**APP/24/00380/F**

**12/04/2024**

**GRANTED**

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.

**APP/24/00191/F**

**27/03/2024**

**WITHDRAWN**

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/24/00362/F**

**28/03/2024**

**REFUSED**

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/24/00288/F**

**11/03/2024**

**GRANTED**

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/24/00158/K**

**24/02/2024**

**REFUSED**

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/23/01263/F**

**01/11/2023**

**GRANTED**

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.

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**APP/23/01098/F**

**28/09/2023**

**GRANTED**

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, BPCRA has submitted an objection.

**APP/23/00887/F**

**08/08/2023**

**REFUSED**

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 BPCRA.

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

**APP/24/00823/R**

**19/07/2024**

**REGISTERED**

Carisbrooke, 172 Canford Cliffs Road, Poole, BH13 7ES

Reserved matters application following outline permission APP/21/01719/P for Appearance and landscaping. The Arboriculture team have advised that new trees are required to be shown on the application, with an increase in number (ratio of 2:1).

**APP/24/00807/F**

**16/07/2024**

**REGISTERED**

1 Rowington Hall, 4 Dover Close, Poole, BH13 6EA

The application seeks to replace an existing sunroom with a slightly larger glazed garden room to the rear elevation. Although cited within the Branksome Park and Chine Gardens Conservation Area, this proposal appears to be in keeping with the property and surrounding area.

**APP/24/00772/F**

17 Crichel Mount Road, Poole, BH14 8LT

The proposal aims to replace an existing dwelling with a larger, modern detached house. Despite being situated on a relatively large site, this replacement dwelling is significantly larger than the existing modest structure. Additionally, it seems to encroach upon a designated tree root protection area. The site lies adjacent to the Evening Hill Conservation Area.

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**APP/24/00777/K**

**10/07/2024**

REGISTERED

3 St Clair Road, Poole, BH13 7JP

Certificate of lawfulness for a proposed two-storey rear extension to create a sunroom and ensuite bathroom. A retrospective application for a two-storey extension to provide a sunroom and ensuite. Although blocky in form, the proposal is to the rear of the property and not visible from the street.

**APP/24/00799/F**

**15/07/2024**

REGISTERED

5 St Clair Road, Poole, BH13 7JP

While the proposal involves demolishing an existing garage and side extension to construct a new dwelling, it generally aligns with the scale and massing of the surrounding properties. However, as with any effort to increase density, the resulting amenity spaces appear somewhat constrained, and the relationship with the existing streetscape is seldom enhanced. Although the proposed scheme has a pitched roof and matches the height of the adjacent building, it does propose large areas of glazing which have drawn recent complaints from neighbours.

**APP/24/00778/F**

**17/07/2024**

REGISTERED

Forest Lodge, 16 Burton Road, Poole, BH13 6DU

The proposal seeks to convert an existing triple garage into a small maisonette. The previously refused scheme (APP/24/00080/F) was very similar to the current proposal. As this is a backland/site-splitting application within the Branksome Park and Chine Gardens Conservation Area BCPPRA have objected to this proposal.

**APP/24/00786/F**

**18/07/2024**

REGISTERED

16 Lakeside Road, Poole, BH13 6LR

The proposal seeks to replace an existing house with four flats. Neighbours are concerned about overdevelopment, noting that the street predominantly features detached houses and that flatted developments may be inappropriate. Past applications were refused due to poor daylight access, a concern still relevant here. The site's slope and limited access also pose parking and access challenges. Additionally, the proposal's proximity to the Branksome Park and Chine Gardens Conservation Area has led BPCORA to object.

**APP/24/00732/F**

**28/07/2024**

REGISTERED

24 Chaddesley Glen, Poole, BH13 7PF

The application proposes to demolish an existing building and replace it with a pair of semi-detached houses, garages and parking. Sub-dividing these narrow plots along Chaddesley Glen increases the density and appears to be overdevelopment. Several objections have been raised by neighbours, citing the scale of development and that a single-family dwelling would be more suitable for the location.