

# 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: September 2024

#### 1. Summary

As we move into autumn, planning activity remains steady, with several new applications submitted this month. Many of these include variation applications, which seek to adjust conditions on previously approved schemes, allowing for changes while keeping the original planning permission intact.

The council continues to be strict where incorrect application types have been submitted, particularly retrospective applications in Conservation Areas, proposals for flats, or developments in front of principal elevations. These errors are being closely scrutinised to ensure compliance with planning rules.

This update will outline key decisions from the past month, with a focus on notable applications within the Canford Cliffs ward. Public consultations remain open via the BCP planning portal, so we encourage you to review and provide feedback on current and upcoming proposals.

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#### 2. OUTSTANDING

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

**APP/24/00932/PA**

**15/08/2024**

REGISTERED

Park Court, 47 Western Road, Poole, BH13 6ES

Prior approval for the erection of two additional storeys on the existing block of flats to create new residential units. Although thoroughly reasoned within the application, this proposal seeks to add two storeys through permitted development. The application will disrupt the existing occupants and has already garnered a large number of objections.

The site is adjacent to Westbourne Conservation Area.

**APP/24/00904/F**

**23/08/2024**

REGISTERED

29 Pinewood Road, Poole, BH13 6JP

This minor application proposes to extend on top of an existing garage to create an additional bedroom with an ensuite bathroom. Although not within a Conservation Area, the site is adjacent to The Avenue Conservation Area.

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**APP/24/00880/F**

**07/08/2024**

REGISTERED

18 De Mauley Road, Poole, BH13 7HE

The proposal seeks to change the materials of the front elevation and replace an existing rear extension with a fully glazed version. New fenestration and a new material finish to the front elevation with glazing to the existing inset balcony in place of an existing wall. The changes proposed are relatively minor, with the material finish of the existing dwelling the most impactful. The site is within the Canford Cliffs Village Conservation Area.

**APP/24/00876/F**

**13/08/2024**

REGISTERED

Aldinga, 25 Brudenell Avenue, Poole, BH13 7NW

Another minor application to the property at Aldinga, this time, to enlarge the front door and introduce a sidelight, enlarge the window above the front door and the creation of a storm porch canopy.

**APP/24/00853/F**

**19/08/2024**

REGISTERED

3 Canford Cliffs Road, Poole, BH13 7AG

Although this site is within the Branksome Park and Chine Gardens Conservation Area, the proposals appear minor, consisting of a single-storey rear extension, external modifications, and the installation of 2no. air conditioning condenser units.

**APP/24/00815/F**

**14/08/2024**

REGISTERED

12 Dalkeith Road, Poole, BH13 6LQ

This application seeks to change the use of an existing outbuilding to a self-contained unit of accommodation. This application is concurrent with the application for a portion of the existing building to be considered as a separate dwelling (APP/24/00814/J), which would mean that this site would then contain three dwellings. This site-splitting application is within The Avenue Conservation Area.

**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.

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**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/24/00786/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/24/00772/F**

**12/07/2024**

REGISTERED

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.

**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/24/00619/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.

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**APP/24/00515/F**

**13/05/2024**

REGISTERED

Aldinga, 25 Brudenell Avenue, Poole, BH13 7NW

The third of a string of minor applications to the same property.

To create a new entrance gate and boundary wall whilst maintaining the existing entrance to the property

**APP/24/00471/F**

**11/06/2024**

REGISTERED

6 Burton Road, Poole, BH13 6DU

Remodel, alteration and extension of the house to include front and rear extensions and raised rear terraces. Following several applications, including one to demolish the existing structure and erect 12 flats, and several unsuccessful appeals, this new application seems more reasonable.

The site is within the Branksome Park and Chine Gardens Conservation Area and the application is one of three concurrent applications for this site:

- APP/23/01109/F: Remodel the existing structure to create 4 flats. **WITHDRAWN**
- APP/23/01098/F: Demolish the existing structure and replace it with a 7-bedroom house with a pool. **GRANTED**

The proposal intends to retain some of the existing walls, optimistically presenting it as a remodelling project. Although the design is boxy and modern, and not in keeping with the surrounding area, at one storey in height (when viewed from the road) it is an improvement over the previous applications.

**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.

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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.

APP/23/01034/F

02/10/2023

APPEAL LODGED

APP/24/00213/F

27/02/2024

Heatherlands, St Aldhelms Close, Poole, BH13 6BW

An appeal has been lodged for the demolition of the existing dwelling and the erection of two replacement detached houses with associated access arrangements (Revised Scheme).

APP/23/001034/F Refused 10/01/2024

APP/24/00213/F Refused 27/07/2024

Appeal lodged 06/08/2024

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### 3. NEW

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

APP/24/00858/A

01/08/2024

GRANTED

1-5 Lindsay Road, Poole, BH13 6AN

An advertisement application for one stack sign, for a site located within the Branksome Park and Chine Gardens Conservation Area.

APP/24/00850/F

30/07/2024

REFUSED

70 Anthonys Avenue, Poole, BH14 8JJ

Demolition of existing dwelling and erection of two dwellings with detached garages, bike stores, access and landscaping. Although this is a revised scheme, the changes between it and the previous application (APP/24/00114/F) are not overly obvious. The dwellings have been moved together to share a party wall which has increased the amount of area surrounding the proposed dwellings. Aside from this move, there doesn't appear to be any difference in the proposals, so previous objections remain relevant.

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**APP/24/00848/F**

**06/08/2024**

**REFUSED**

75 Canford Cliffs Road, Poole, BH13 7AH

The extensive proposal seeks to demolish the current store, roof canopy, and lean-to extension along with other minor amendments. It aims to build a large new single-storey extension, replace a roof and install new rooflights, windows and metal railings. Although the description includes a lot of work, the result is a very large orangery-style extension and several smaller additions that create a very flat façade. Although large, these proposals are to the rear of the property and are proposed on a very large plot in the Branksome Park and Chine Gardens Conservation Area.

**APP/24/00836/F**

**30/07/2024**

**GRANTED**

Second Floor Flat, 32 Eaton Road, Poole, BH13 6DG

This is a full application, for the use of a container for use as a home office. A retrospective application was recently refused due to the application type, and location within the Chester Road Conservation Area.

**APP/24/00814/J**

**13/08/2024**

**REFUSED**

12 Dalkeith Road, Poole, BH13 6LQ

Certificate of Existing Use or Development for use of part of the house (known as 12a) as a self-contained dwelling. This application is concurrent with the application for the garage to be a separate dwelling (APP/24/00815/F), which would mean that this site would then contain three dwellings. This site-splitting application is within The Avenue Conservation Area.

**APP/24/00813/F**

**30/07/2024**

**GRANTED**

57 Cliff Drive, Poole, BH13 7JF

This application aims to demolish the existing fence and boundary condition, to replace it with a solid rendered boundary wall of increased height. The new wall would be imposing and not wholly in-keeping with the aesthetic of the surrounding area.

**APP/24/00778/F**

**17/07/2024**

**REFUSED**

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/24/00679/F**

**17/06/2024**

**GRANTED**

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**

**GRANTED**

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/24/00592/F**

**23/05/2024**

**REFUSED**

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**

**REFUSED**

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/24/00490/F**

**29/05/2024**

**GRANTED**

4 Alington Road, Poole, BH14 8LZ

Demolition of the existing building and construction of two detached buildings comprising a house and three apartments (4 homes in total) with associated parking, landscaping and access (planning permission APP/23/00958/F). Variation of Condition 2 to amend approved plans.

This variation to a condition is seeking to add another storey of accommodation onto an approved scheme – which seems to warrant more than a variation.

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

**APP/24/01030/F**

**12/09/2024**

2 Meriden Close, Poole, BH13 7JT

Described as the 'formation of a lower garden area and amended swimming pool location with associated works, including steps and retaining wall (part retrospective) and the erection of a replacement garden room'.

Initially, this application appears to be relatively minor, however, it is located on a protected Site of Special Scientific Interest (SSSI) and appears not to provide accurate information as part of the application. Due to the location on a protected SSSI, the misrepresentation within the application, and its detrimental impact on the environment, visual amenity, and structural stability of the cliff face BCPPRA has submitted an objection.

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**APP/24/01005/P**                      **06/09/2024**

7A Spencer Road, Poole, BH13 7ET

Major outline application for the demolition of the existing dwelling and erect a replacement building containing 7 apartments with associated works (Revised Scheme).

This site is located within the Canford Cliffs Village Conservation Area. Due to the proposals' excessive bulk (especially at first-floor level), detrimental impact on protected trees, overdevelopment, and incompatibility with the Conservation Area's character, BCPPRA has submitted an objection.

**APP/24/00994/F**                      **03/09/2024**

7 Brudenell Avenue, Poole, BH13 7NW

The proposal involves the demolition of the existing rear single-storey lean-to extension and the construction of a new single-storey flat roof extension with a roof terrace. Alterations to the rear fenestration will provide access to the proposed terrace, with new windows to replace the existing ones on the rear elevation. The project also includes internal alterations and refurbishment, the installation of a new flat roof, and patio doors for the existing lower ground floor rear extension. Additionally, modifications will be made to the rear retaining garden wall and steps to accommodate the new extension.

**APP/24/00749/F**                      **04/09/2024**

Upwood Manor, Bury Road, Poole, BH13 7DF

Partial demolition, extension and alterations to the existing garage/pool house, alterations to the driveway, insertion of ground floor patio doors and Velux rooflights to the rear of the existing dwelling, formation of a new porch and entrance, erection of a raised patio at the rear, an extended swimming pool, and new landscaping

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