

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: October 2024

1. Summary

As we approach the end of the year, planning activity in Canford Cliffs continues to show a steady flow of proposals. October saw several significant new applications, particularly for variations to previously approved schemes. These applications seek to amend existing conditions or enhance proposals with minor material changes, while still adhering to the core elements of the original planning permissions.

The local council remains vigilant in ensuring compliance with planning regulations, particularly with regards to conservation areas and sites with significant environmental constraints. Special attention is being given to retrospective applications, particularly in sensitive areas such as the Canford Cliffs Village and Branksome Park Conservation Areas.

This report provides a summary of key planning applications, decisions, and appeals within the Canford Cliffs ward during the month of October 2024, highlighting both new and ongoing matters of importance. We encourage all residents and stakeholders to engage with ongoing consultations via the BCP planning portal, where feedback on upcoming proposals is always welcome.

2. OUTSTANDING

2.1 SIGNIFICANT APPLICATIONS (Yet to be determined)

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.

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/24/00807/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 BPC CRA to object.

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/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

3. NEW

3.1 SIGNIFICANT DECISIONS (Made during this period)

APP/24/00932/PA

15/08/2024

REFUSED

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

GRANTED

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

GRANTED

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/24/00853/F

19/08/2024

GRANTED

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

REFUSED

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

GRANTED

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/24/00772/F

12/07/2024

GRANTED

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

GRANTED

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.

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APP/24/00619/F

12/06/2024

GRANTED

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/24/00471/F

11/06/2024

GRANTED

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/24/00858/A

01/08/2024

GRANTED

1-5 Lindsay Road, Poole, BH13 6AN

The application aims to erect a 'stack sign' advertisement, within the Branksome Park & Chine Gardens Conservation Area.

APP/24/00850/F

30/07/2024

REFUSED

70 Anthony's Avenue, Poole, BH14 8JJ

A revised proposal to demolish the existing dwelling and replace it with two new dwellings, each featuring detached garages, bike stores, access, and landscaping.

APP/24/00815/F

14/08/2024

REFUSED

12 Dalkeith Road, Poole, BH13 6LQ

Retrospective application for the use of an outbuilding as a self-contained unit of accommodation. The site is located within the Avenue Conservation Area, and the decision appears to depend on the occupant's connection to the main building.

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APP/24/00184/F

15/02/2024

WITHDRAWN

16 Chaddesley Wood Road, Poole, BH13 7PN

Demolish the existing building and erect one three-bedroom house with a basement and garage.

3.2 SIGNIFICANT APPLICATIONS (Made during this period)

APP/24/01162/F

21/10/2024

REGISTERED

9 Brudenell Road, Poole, BH13 7NN

BCPPRA has objected to this application, which proposes adding an additional storey (albeit recessed) to an approved building. This addition cannot be considered a 'minor material amendment' due to the significant change in scale, mass, and impact on the area's character.

APP/24/01158/F

21/10/2024

REGISTERED

23 Brudenell Avenue, Poole, BH13 7NW

Install a roof terrace on the top floor with privacy screening and glass balconies, access by an internal staircase

APP/24/01157/F

21/10/2024

REGISTERED

23A Brudenell Avenue, Poole, BH13 7NW

Install a roof terrace on the top floor with privacy screening and glass balconies, access by an internal staircase

While not particularly contentious, given it is a joint application with the most affected neighbour as co-applicant, the proposal contradicts conditions set in the original application. Notably, the initial approval (APP/19/00125/F) explicitly prohibited use of the roof as a terrace.

39. There would be no greater/ material impact on neighbouring amenity from the current scheme taking into account cumulatively the proposed dwellings' lower overall height, alignment and greater distance to neighbouring dwellings than the previously approved scheme; the nature of side-facing windows and that obscure glazing and further openings are secured by conditions 14 and 15; that use of the external staircase would not be prolonged; and proposed boundary planting. There is potential for overlooking from the front balconies towards properties to the north given its lower siting and window and access arrangement; privacy screening is therefore secured by condition 12. Similarly, the use of flat-roofed areas as balconies is precluded by condition 13 to prevent material overlooking.

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APP/24/01116/F

10/10/2024

REGISTERED

10 Lilliput Road, Poole, BH14 8JZ

This application aims to add rooms in a new roof, add a single storey rear extension and change of use to 'Holiday Let'. This proposal is similar to the previously objected scheme, APP/24/00256/F, and, unfortunately, it does not amend the design or address the previous concerns in a way that would warrant a change in our position. The scale and massing of the extension proposals set out in the application appear disproportionate, raising issues of overdevelopment and detracting from the visual harmony of the neighbourhood. Furthermore, the design aesthetics of the extension are lacking, failing to complement the existing built environment and creating overlooking issues for their neighbours.

APP/24/01086/F

02/10/2024

REGISTERED

13 Ravine Road, Poole, BH13 7HS

Change of use from offices, along with an extension to form a 3 no. bedroom detached house. Although not overly controversial, it is similar to the previously refused scheme APP/24/00547/F. It will be interesting to see how the Council assess this proposal, and what they feel are important factors in a decision.

APP/24/01079/F

25/09/2024

REGISTERED

24 Chaddesley Glen, Poole, BH13 7PF

Demolish an existing building and erect two detached dwellings. The proposals are not overly controversial, but the amount of detail submitted is lacking. There are concerns over inadequate protection for off-site protected trees, specifically a Norway Maple, and non-compliance with restrictive covenants affecting the site.

APP/24/01065/F

01/10/2024

REGISTERED

39 Brudenell Avenue, Poole, BH13 7NW

The proposal involves the demolition of the existing building and the construction of two detached houses, along with associated parking, landscaping, and access. While not overly controversial, the designs are rather uninspiring and lack originality, appearing somewhat generic and failing to respond to the unique characteristics of the site. Additionally, the fact that this is a concurrent application raises concerns.

APP/24/01052/F

26/09/2024

REGISTERED

39 Brudenell Avenue, Poole, BH13 7NW

Demolition of the existing building and construction of seven apartments with associated parking, landscaping and access at 39 Brudenell Avenue, Poole, BH13 7NW. Application for Variation of Conditions 2 (plans list), 5 (Screening to Balcony), 6, 7, 15 (Non-standard Conditions), 19 (Parking/Turning Provision) and 20 (Provision of Visibility Splays) of Planning Permission APP/23/01263/F as described in that Description of Development to reflect plans to increase the size of flat 7 by including an additional third floor, increasing the width of the first and second floor on the south elevation and including additional windows on the south elevation.

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The proposal includes the addition of a third floor, along with increased dimensions on the first and second floors. This appears to be more than a minor amendment and warrants thorough consideration by the Council. Furthermore, no updated arboriculture information has been provided, despite potential impacts on nearby trees. Given that this is a concurrent application, we have raised an objection.

APP/24/00956/F

24/09/2024

REGISTERED

1 Links Road, Poole, BH14 9QP

The proposal aims to add a basement to the existing dwelling. Although it does not impact the street-scene, the lack of an arboriculture impact assessment and method statement raises concerns and warrants an objection.