

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: February 2025

1. Summary: Reflecting on recent planning activity

This month's significant applications reflect a continued trend of site intensification, with proposals seeking to replace single dwellings. While several designs take a more traditional approach, concerns remain over increased density, material choices, and landscaping impacts.

Notable applications also include two key hospitality venues—Rockwater (Sandbanks) and Compton Acres. Rockwater has requested to extend Sandbanks Beach Café's opening hours to 1 AM, raising potential concerns over noise and disturbance, while Compton Acres has applied to formalise its long-standing café and shop use under Class E, ensuring continuity of its operations. The Association will continue to review these applications to ensure they contribute positively to the local area.

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2. OUTSTANDING

2.1 SIGNIFICANT APPLICATIONS (Yet to be determined)

APP/25/00039/F **24/01/2025**

REGISTERED

33 Brudenell Avenue, Poole, BH13 7NW

Demolition of existing dwelling and erection of a replacement dwelling with associated landscape works (revised scheme).

Ridiculously large 5-bedroom scheme, with a swimming pool, garage for 4 cars etc. A previous application (for the same scheme) was refused due to the lack of a bat survey, so this appears to be a formality.

APP/25/00028/F **27/01/2025**

REGISTERED

81 Canford Cliffs Road, Poole, BH13 7AH

Demolish existing garage, potting shed and summer house and erect new garden room on existing hard standing.

The proposal aims to remove a group of dilapidated outbuildings, and to replace them with a two-storey garden annexe, with sleeping accommodation, kitchen and games room. Although the proposal is within the Branksome Park and Chine Gardens, it doesn't appear to be visible from surrounding public areas, and as long as the use is ancillary to the main dwelling, the proposal is fitting for the site. However, the proposed foundation work (none), especially remedial work around the existing tree, is the main concern, which may need further thought and consideration.

APP/25/00014/F **08/01/2025**

REGISTERED

8 Oratory Gardens, Poole, BH13 7HJ

Variation of condition 2 of planning permission APP/22/01716/F as described in that description of development to enable Material Minor Amendments to be made to the approved plans to include amended internal layouts, new windows and altered elevations.

Ridiculously large 5-bedroom scheme, with a swimming pool, garage for 4 cars etc. Internal amendments, changing the format of windows and adding a walkway to the side of the dwelling.

APP/24/01400/F **09/01/2025**

REGISTERED

13 Lakeside Road, Poole, BH13 6LS

Removal of front & rear aluminium parapet and replace with traditional roof details, using materials to match the existing slates and fascia panels.

Application to revert to a more traditional roof construction to remedy defective work. (Original application: APP/12/00889/F)

APP/24/01397/F **09/01/2025**

REGISTERED

15 Lakeside Road, Poole, BH13 6LS

Removal of front & rear aluminium parapet and replace with traditional roof details, using materials to match the existing slates and fascia panels.

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Application to revert to a more traditional roof construction to remedy defective work.
(Original application: APP/12/00889/F)

APP/24/01366/F

24/01/2025

REGISTERED

Flat 1, 31 Cliff Drive, Poole, BH13 7JE

Front and rear extensions plus internal alterations.

The scheme, while initially appearing straightforward, proposes adding a bedroom and extending the building at both the front and rear. Pre-application advice is summarised in the application documents as "All ok." However, the application contains several drawing errors, such as the omission of north arrows, which makes the proposal unnecessarily confusing. At the front, the addition of an angled sunroom introduces visual tension to the composition of the front elevation. At the rear, an existing patio is proposed to be infilled to create a new bedroom, with internal reconfigurations required to relocate an existing bedroom.

APP/24/01374/F

17/012/2024

REGISTERED

Branksome Chine Cafe, Pinecliff Road, Poole, BH13 6LP

Variation of conditions 2 and 5 of planning permission APP/22/00538/F to permit the installation of fixed furniture in place of removable furniture. While reasonable and aligning with current use, this should have been addressed in the original application.

APP/24/01354/F

16/12/2024

REGISTERED

55 Canford Cliffs Road, Poole, BH13 7AQ

Significant alterations are proposed, including a first-floor extension to create a bedroom, and a rear extension to accommodate an indoor swimming pool and expanded living space. The building's exterior will be re-clad, with extensive glazing incorporated into the new elements.

APP/24/01320/F

12/12/2024

REGISTERED

10 Mornish Road, Poole, BH13 7BZ

This proposal seeks to extend and convert the loft space to provide additional habitable rooms, incorporating roof windows. It also includes replacing the existing clay tile roof with a standing seam metal roof. While the proposal introduces modern materials, the design remains sensitive in both form and scope, which is particularly important given the site's location within the Branksome Park and Chine Gardens Conservation Area.

APP/24/01314/F

09/12/2024

REGISTERED

Pinehurst Hall, 23 Burton Road, Poole, BH13 6DT

The proposal involves alterations to the front entrance boundary wall and gates, modifications to parking access, and the addition of new roofing to the existing garages, including pitched roofs and new garage doors. Located adjacent to the Branksome Park and Chine Gardens Conservation Area, the proposal appears to enhance the external areas, landscaping, and parking amenities at Pinehurst Hall.

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APP/24/01291/F

28/11/2024

REGISTERED

3 Brudenell Road, Poole, BH13 7NN

The proposal involves engineering works to establish a geothermal energy system, along with the necessary infrastructure for domestic use. Notably, the project includes the installation of boreholes, which are planned to reach depths of up to 450m. This aspect of the proposal has raised concerns among some local residents due to the scale and nature of the work.

APP/24/01190/F

14/11/2024

REGISTERED

25 Links Road, Poole, BH14 9QR

A single-storey extension to the front of the property to create an additional bedroom. This development is not considered contentious, as it appears to be in keeping with the scale and design of the existing property and neighbouring buildings. The proposed extension is unlikely to have significant visual or amenity impacts on the surrounding area. However, it is important to ensure that the design and materials used complement the character of the property and maintain the overall streetscape.

APP/24/01180/F

04/11/2024

REGISTERED

54B The Avenue, Poole, BH13 6LN

The proposals aim to demolish the existing dwelling and garage to construct 10 new apartments with basement parking and associated landscaping. Situated between the Avenue Conservation Area and the beach, this proposal introduces significant massing, raising concerns about potential overlooking, particularly towards number 54, and possible disruption to nearby tree roots. The adequacy of the basement parking is also in question, as it could lead to increased on-street parking and strain local infrastructure. Although not within the Conservation Area itself, the proposal would add density and mass to a prominent route in a sensitive location, warranting careful consideration by the council to ensure that it aligns with local planning policies and preserves the character of the area.

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/24/01116/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

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extension are lacking, failing to complement the existing built environment and creating overlooking issues for their neighbours.

APP/24/01030/F

12/09/2024

REGISTERED

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.

APP/24/01005/P

06/09/2024

REGISTERED

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/24/00956/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.

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

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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/24/00749/F

04/09/2024

REGISTERED

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/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/23/01247/F

13/11/2023

REGISTERED

6 Oratory Gardens, Poole, BH13 7HJ

Demolition of the existing dwelling and the erection of a three-storey block of 14no. flats with basement car parking and new vehicular access from Western Road (closure of existing access off Oratory Gardens).

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/24/00848/F

06/08/2024

APPEAL LODGED

75 Canford Cliffs Road, Poole, BH13 7AH

Demolish the existing store, roof canopy, and lean-to extension. Replace the missing roof on the southern extension, add new metal railings, and remove the north kitchen door. Construct a new single-storey extension to the south and east, install roof lights on the eastern and southern slopes, and modify the existing window arrangement.

APP/24/00362/F

28/03/2024

APPEAL LODGED

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, is a form of site-splitting, and currently doesn't do enough to mitigate risk to the protected woodland.

APP/24/00213/F

27/02/2024

APPEAL LODGED

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).

Appeal lodged 06/08/2024

APP/23/01478/F

28/12/2023

APPEAL LODGED

329 Sandbanks Road, Poole, BH14 8HZ

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

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/24/01393/F **23/12/2024** **GRANTED**

49 Cliff Drive, Poole, BH13 7JF

The proposal includes a single-storey rear extension, internal alterations, and a detached garage, along with further remodelling of the exterior, site layout, and building entrances.

APP/24/01363/F **16/12/2024** **GRANTED**

1 Newton Road, Poole, BH13 7EX

Retrospective planning application for annexe and inner driveway gates.
The annexe within the application was surprising.

APP/24/01082/F **09/10/2024** **GRANTED**

To replace 3 single glazed casement windows (with leaded & stained glass top lights) and 1 set of single glazed French doors (with Georgian bars).

2 Haydon Gardens, 2 Haydon Road, Poole, BH13 6JB

APP/24/01052/F **26/09/2024** **GRANTED**

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.

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/24/00807/F **16/07/2024** **REFUSED**

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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3.2 SIGNIFICANT APPLICATIONS (Made during this period)

APP/25/00173/F

18/02/2025

REGISTERED

Sandbanks Beach Cafe / Restaurant & Kiosk, Banks Road, Poole, BH13 7QQ

Variation of conditions 3 & 15 of planning permission APP/23/00925/F as described in that description of development to enable minor material amendments to the approved plans as set out in the description and extend the opening hours to 1 am on Thursdays - Saturdays inclusive.

The proposed extension of opening hours is likely to raise concerns regarding potential noise and disturbance, particularly given the café's beachfront location. While the operational completion of the building is a priority, consideration should be given to the potential impact on nearby residents. Measures to mitigate noise and disturbance, such as management of late-night operations and potential licensing restrictions, should be explored.

APP/25/00166/J

17/02/2025

REGISTERED

Compton Acres, Canford Cliffs Road, Poole, BH13 7ES

Certificate of lawfulness for existing use or operation for the continued use of Compton Acres cafe/shop as a Class E unit.

Compton Acres is a well-established and valued local asset. Formalising the existing use under Class E aligns with its long-standing function as a café and shop, and is unlikely to generate opposition. The application is a logical step to secure its operational status.

APP/25/00134/F

12/02/2025

REGISTERED

6 Mount Grace Drive, Poole, BH14 8NB

Variation of condition 2 of planning permission APP/21/01340/F as described in that description of development to replace approved plans to allow for changes to the internal layout and exterior design of the approved houses.

The proposed revisions introduce a more traditional aesthetic, incorporating brick facades and pitched roofs. These changes enhance the architectural character of the development and may be viewed as a positive adjustment, particularly in maintaining harmony with the surrounding residential context.

APP/25/00115/F

07/02/2025

REGISTERED

20 St Clair Road, Poole, BH13 7JR

Demolish existing buildings and erect 2no. detached houses.

The existing building occupies a large proportion of the site. The proposal introduces a pair of traditionally styled detached houses featuring render and brick facades with pitched roofs. While the approach respects traditional architectural forms, the choice of faux slate for the roofs is unfortunate, as more appropriate material choices would better reflect the local character. Consideration should also be given to landscaping and boundary treatments to ensure the development integrates well into the streetscape.

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APP/25/00107/F

06/02/2025

REGISTERED

Sandbanks Beach Volleyball Courts, Sandbanks Beach, Poole, BH13 7PP

Change of use and installation of 4 beach volleyball courts with associated nets and picket fence enclosure.

The proposal presents an opportunity to enhance recreational facilities at Sandbanks Beach. However, the lack of designated cycle parking is a notable omission. BCP Council should ensure that appropriate cycle parking is provided as part of this development, in line with sustainability and active travel policies. A row of six Sheffield stands would be a simple yet effective addition, preventing bikes from being locked to street furniture, which can obstruct other beach users. It is surprising that this provision has not been included in the application, as it should be a standard expectation.

APP/25/00103/F

05/02/2025

REGISTERED

1 Chester Road, Poole, BH13 6DD

Side extension to existing garage. Removal of existing garage roof to form new first floor and new sunken terrace area to roof, stepped 1m from eaves edge with pitched roof surround. Increase existing dormer size to allow access to proposed terrace area. Internal connection to first floor via existing stairwell. 1.6m single storey, flat roof, front extension to existing utility room.

The proposal significantly increases the scale of the property, effectively creating a six-bedroom house with additional facilities, including an office, playroom, and studio. Given the scale of the alterations, it would be appropriate for BCP Council to condition that the property remains a single dwelling to prevent future subdivision or intensification of use.

APP/25/00094/F

31/01/2025

REGISTERED

41 Chaddesley Glen, Poole, BH13 7PB

Extension to existing garage, raised roof height to garage, addition of new storey with roof terrace. A relatively modest proposal that seeks to extend the existing structure in line with the neighbouring property. However, an updated arboriculture assessment is required to assess any potential impact on existing trees.

APP/25/00076/F

04/02/2025

REGISTERED

5 Elmstead Road, Poole, BH13 7EY

Demolish existing conservatory & erect two-storey side extension.

The proposed extension is a standard addition to the property. However, an updated arboriculture report is necessary to ensure no adverse impact on existing trees.
