

BRANKSOME PARK & CANFORD CLIFFS

RESIDENTS' ASSOCIATION

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

APP/22/01768/P

10/01/23

18 Nairn Road

There is already an ongoing application to demolish the existing building and replace it with 2 detached houses (**APP/22/01485/F**). However, this new proposal is to build a block of 6 flats, which seems excessive. The plot is on the corner of Nairn Road and Dornie Road, and the block would be damaging to the neighbours. BPC CRA has made an objection.

APP/22/01763/F

22/12/22

6 Canford Crescent

This is a site-splitting proposal to replace one house with two 3-storey houses. As usual, the main problem is the impact on the houses at the rear of the site, on Nairn Road.

APP/22/01429/F

14/10/22

14 Dover Road

This is a large plot next to the gravel track at the southern end of Dover Road. The proposal is to replace the existing house with two houses, one of which would use existing access from Withingham Road. This site is in the Conservation Area, and BPC CRA has made an objection to the site-splitting.

APP/22/01167/P

03/05/23

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.

2.2 APPEALS (Yet to be determined)

APP/22/00577/F

28/04/22

7A Spencer Road

This is a shocking proposal to demolish the existing house and replace it with a very large block of 7 flats. This is completely inappropriate on this well-balanced road, which is also in the Canford Cliffs Conservation Area. All the properties on this road are detached, in various designs, apart from one which was split into 3 flats before the creation of the Conservation area. There have already been many objections from local residents, and also one from BPC CRA. An Appeal has now been lodged, but not yet started, due to the long delay in obtaining a decision. Much emphasis is placed on the suitability of the proposed Arts and Crafts design, but no recognition of the negative impact of a block of 7 flats.

3. NEW

3.1 DECISIONS (Made during this period)

APP/23/00488/F

03/05/23

Refused 20/07/23.

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.

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APP/23/00617/P

20/07/23

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 car parking created. The proposal lies within the Branksome Park and Chine Gardens Conservation Area. As this site-splitting proposal is within a conservation area, BPCCRA has raised an objection.

APP/23/00736/F

19/07/23

7 Brudenell Avenue, Poole, BH13 7NW

The existing house and garage are proposed to be demolished so that a detached dwelling and block of 5 apartments can be built in its place, including the formation of new driveways with associated access, car & cycle parking, bin storage and associated boundary treatments.

APP/23/00802/F

13/07/23

7 Brudenell Avenue, Poole, BH13 7NW

The proposal comprises a single-storey rear extension, a single-storey front extension, internal alterations, conversion of the existing garage, the replacement of all windows, the installation of new fascia and soffit treatments, new rainwater goods, new lead cladding to the existing roof dormer, and alterations to both front and rear gardens to suit new extensions.

APP/23/00661/P

10/07/23

Land west of Lakeside Road, Poole, BH13 6LS

This is an outline application to erect 6 houses with garages and parking. After the approval for three new dwellings lapsed, the site remains unused. The site lies adjacent to the Branksome Park and Chine Gardens Conservation Area.

APP/23/00783/F

10/07/23

21 Brudenell Avenue, Poole, BH13 7NW

The proposal comprises a ground floor rear and side extension and a roof conversion with a rear-facing dormer.

APP/23/00778/F

10/07/23

22 Balcombe Road, Poole, BH13 6DU

Variation of condition 2 of planning permission APP/21/01677/F. The variation is minor but does impact the adjacent property at 20B Balcombe Road.

[Note: Although cited within the Branksome Park and Chine Gardens Conservation Area, APP/21/01677/F, to erect a 2-storey dwelling on severed land to the rear of existing dwellings, was approved on 20/07/22.]