

# BRANKSOME PARK & CANFORD CLIFFS

## RESIDENTS' ASSOCIATION

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

### PLANNING LIST - For September 13<sup>th</sup> 2023 meeting

Significant planning applications, appeals and decisions: 13<sup>th</sup> August 2023 to 5<sup>th</sup> September 2023

#### **1. Summary**

Echoing the trends observed in the preceding months, the end of summer has seen a continued reduction in significant applications (and also decisions) in the Canford Cliffs ward.

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#### **2. OUTSTANDING**

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

**APP/23/00887/F** **08/08/23**

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.

As this site-splitting proposal is within a conservation area, BPCRA has raised an objection.

**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, BPCRA 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 five 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 six 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 and overlooks Branksome Chine.

**APP/23/00778/F** **10/07/23**

22 Balcombe Road, Poole, BH13 6DU

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

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[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.]

**APP/23/00682/F**                                      **03/07/23**

5 Oratory Gardens

The latest application proposed to replace the existing house with three detached houses with associated access, parking, and landscaping. The site lies just outside of the Conservation Area.

**APP/23/00614/F**                                      **26/05/23**

4 Tower Road West

This application relates to the fencing, pillars and sliding metal gate which have already been installed at the property. They are more dominant than those proposed during the initial planning application, so although already built, BPC CRA has submitted an objection.

**APP/23/00547/F**                                      **09/05/23**

6 Lindsay Road

This is the full version of the application to demolish the existing house and replace it with a block of 10 flats. While this seems to be consistent with other developments in this location, the proposal may still be too large for the site. As this is in the Branksome Park and Chine Gardens Conservation Area, BPC CRA has lodged an objection.

**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.

**APP/23/00240/F**                                      **23/02/23**

23 Forest Road

The Long Close Care Home is a period building, on a rather narrow plot. This proposal will demolish the existing building and construct a new Care Home. In principle, this seems like a good idea, but unfortunately, the proposal is too large for the site. As usual, that has implications for immediate neighbours, and will also cause parking issues in Forest Road, as the proposed parking on-site is inadequate. There are now over 20 objections, including one from BPC CRA.

**APP/23/00022/P**                                      **26/01/23**

**APP/23/00548/F**                                      **09/05/23**

50 Haven Road (Moorlands)

This is the full version of the application to demolish the existing period building and replace it with a block of 12 flats with underground parking. This is one of a line of buildings opposite The Anchorage, and that section is in the Canford Cliffs Conservation Area (for good reasons). The proposal would damage the area, cause intrusion to some neighbours, and have serious traffic implications. Hopefully, those who objected to the outline proposal will now lodge further objections (including BPC CRA).

**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.

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**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 using the existing access from Withingham Road. This site is in the Conservation Area, and BPCRA has made an objection to the site-splitting.

### 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 BPCRA. 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. An appeal has been lodged for costs incurred following the local authority's failure to determine the subject application in a timely manner.

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### 3. NEW

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

**APP/23/00651/F**

**21/08/23**

**REFUSED**

4A Elmstead Road, Poole, BH13 7EZ

Erection of a single-storey rear extension.

**APP/23/00343/P**

**21/08/23**

**GRANTED**

34 Buccleuch Road, Poole, BH13 6LF

Outline planning permission to demolish an existing dwelling and erect a single block of 10 flats with basement parking and access from The Avenue with matters of access, appearance, layout, and scale to be agreed. Note: This is the same design scheme as approved under planning application ref: APP/20/00052/F albeit with additional cycle parking.

**APP/23/00499/F**

**29/08/23**

**GRANTED**

24A Lilliput Road, Poole, BH14 8JZ

The demolition of a conservatory which is to be replaced with a new single-storey rear extension, and a new front extension to create an enclosed garage.

**APP/23/00376/F**

**30/08/23**

**GRANTED**

5 Links Road, Poole, BH14 9QP

Proposed demolition of the existing detached dwelling and erection of a replacement 2-storey detached dwelling. The proposal is described as 'identical and exactly the same, as the previously approved scheme for alterations and extensions (APP/22/01161/F)'.

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**APP/23/00783/F**

**04/09/23**

**REFUSED**

21 Brudenell Avenue, Poole, BH13 7NW

Erection of ground floor extension to the rear and side of the building to enlarge the ground floor accommodation, and to convert the loft with rear facing dormer balcony. Alongside the proposed works to the main house, a garden room is proposed to the northeast corner of the plot, predominantly to be used as an office.

**APP/23/00363/A**

**05/09/23**

**REFUSED**

1-3 Lindsay Road, Poole, BH13 6AN

Advertisement application to retain signage: 1 V sign, 2 flags, 2 landscape signs, 1 stack sign & 2 rolling banners.

**APP/23/00792/F**

**05/09/23**

**GRANTED**

15 Newton Road, Poole, BH13 7EX

Enlargement of the current rear single-storey extension to the full width of the rear wall. Addition of an enclosed porch to the front entrance. Full white render finish to all elevations.

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

None.