

BRANKSOME PARK & CANFORD CLIFFS

RESIDENTS' ASSOCIATION

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

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, BPC CRA has raised an objection.

APP/23/00736/F

19/07/23

7 Brudenell Road, 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/23/00778/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.

[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/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

Long Close Rest Home, 23 Forest Road, Poole, BH13 6DQ

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.

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APP/22/01768/P

10/01/23

18 Nairn Road, Poole, BH13 7NQ

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.

2.2 APPEALS (Yet to be determined)

APP/22/00577/F

28/04/22

7A Spencer Road, Poole, BH13 7ET

This application proposes to demolish the existing house and replace it with a very large block of 7 flats. This is an unwelcome and inappropriate proposal 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. 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.

3. NEW

3.1 DECISIONS (Made during this period)

APP/22/00371/P

17/10/23

REFUSE

13-15 Lindsay Road, Poole, BH13 6AN

Demolition of existing dwellings and erection of a 20-unit residential development with associated access and parking (revised scheme).

APP/23/01096/PA

27/09/23

GRANTED

18 Alington Road, Poole, BH14 8LZ

Prior approval for demolition of existing block of flats & ancillary buildings.

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APP/23/01029/F

08/09/23

REFUSED

4 Imbrecourt, Poole, BH13 7NP

Substantial alterations and extensions to an existing bungalow, with the creation of a first-floor extension to create a very modern, four-bedroom house with a garage.

APP/23/00972/F

07/09/23

GRANTED

17 Alington Road, Poole, BH14 8LX

The proposal aims to demolish an existing detached double garage with room over to allow the creation of a two-storey gable-end front extension with dormers to sides to provide a double garage, dining room, gym, and annexe, in a style to match the existing dwelling.

APP/23/00907/F

08/08/23

GRANTED

2 Branksome Chine Cottage, 3 Beach Road, Poole, BH13 7BU

Extension to raised decking, garage conversion to living accommodation and window elevational changes.

APP/23/00802/F

13/07/23

WITHDRAWN

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

WITHDRAWN

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/23/00682/F

03/07/23

REFUSE

5 Oratory Gardens, Poole, BH13 7HJ

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/23/00662/F

13/06/23

GRANTED

3 Brackenhill, Poole, BH13 6LT

Alterations and extensions to the existing property to include the formation of a first floor and lower ground floor, via engineering works to garden, excavation below ground level, and raising of the existing roof height via roof conversion to a flat roof. Introduction of an extended raised decking area, and balconies at ground and first floor level.

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APP/23/00547/F

09/05/23

GRANTED

6 Lindsay Road, Poole, BH13 6AR

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/23/00022/P

26/01/23

WITHDRAWN

APP/23/00548/F

09/05/23

Moorlands, 50 Haven Road, Poole, BH13 7LU

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/22/01718/F

04/01/23

REFUSE

Kiosk, Branksome Chine Promenade, Poole, BH13 6LP

Proposed electronic retractable awning below the existing fascia.

3.2 SIGNIFICANT APPLICATIONS (Made during this period)

APP/23/01209/F

26/10/23

Shak Shak, 4a Burton Road, Poole, BH13 6DU

A repeat proposal to erect a detached carport and a new sliding gate. The previous application was refused, withdrawn and appealed. This revised scheme has amended materials but is largely as per the previously rejected and appealed scheme. This site lies within the Branksome Park and Chine Gardens Conservation Area. As this proposal is within a conservation area, BPC CRA has raised an objection.

APP/23/01210/F

19/10/23

1 Brudenell Road, Poole, BH13 7NN

This proposal aims to increase the height of a previously approved scheme, APP/21/01090/F, which proposed the creation of a basement swimming pool complex as well as internal alterations.

APP/23/01199/F

17/10/23

8 Wilderton Road, Poole, BH13 6EE

A proposed front extension and side to form a new entrance and utility area along with a new first-floor bedroom. This site lies within the Branksome Park and Chine Gardens Conservation Area.

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APP/23/01152/A

12/10/23

1-5 Lindsay Road, Poole, BH13 6AN

Advertisement application for 1 Stack Sign. The sign is 3m high and is not illuminated. This site lies within the Branksome Park and Chine Gardens Conservation Area.

APP/23/01147/F

20/10/23

21 Brudenell Avenue, Poole, BH13 7NW

Erect ground floor extension to the rear and side of the building as well as a roof conversion with a rear-facing dormer. Designs are in keeping with the existing house and limited from view from the street.

APP/23/01145/F

09/10/23

5 Dornie Road, Poole, BH13 7NL

Substantial alterations and extensions to completely remodel an existing dwelling, including the addition of a second floor and modern, flat roof.

APP/23/01117/PA

29/09/23

39 Brudenell Avenue, Poole, BH13 7NW

Prior approval for the construction of a new second floor with a hipped roof. To be the same footprint as the principal part of the original first floor. The new second floor will have windows to the front and rear elevations only. Note: submitted under new permitted development rights.

APP/23/01113/F

05/10/23

4 Alington Road, Poole, BH14 8LZ

The proposal aims to demolish the existing building, to be replaced by five apartments with associated parking, landscaping and access. The application has already received numerous objections due to the massing and density of the proposals. Due to the increase in massing and prominence within the local area, BPC CRA has raised an objection.

APP/23/01109/F

28/09/23

6 Burton Road, Poole, BH13 6DU

Substantial alterations and extensions of an existing building to create 4 flats with associated parking and access. Much of the original doesn't seem to be kept, so the description should read as a complete redevelopment. This is one of two concurrent applications for this plot (APP/23/01098/F). This site lies within the Branksome Park and Chine Gardens Conservation Area. As this proposal is within a conservation area, BPC CRA has raised an objection.

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APP/23/01103/F

19/10/23

26 Forest Road, Poole, BH13 6DH

The proposal aims to install a new resin-bound drive-way with dropped kerb, create a rear and side extension including a porch, as well as new second-floor accommodation including a new dormer. New render is proposed to all external elevations. This site lies within the Chester Road Conservation Area.

APP/23/01034/F

02/10/23

Heatherlands, St Aldhelms Close, Poole, BH13 6BW

Demolition of the existing dwellings and the erection of two replacement detached modern houses with associated access arrangements. This site lies within the Branksome Park and Chine Gardens Conservation Area. As this site-splitting proposal is within a conservation area, BPC CRA has raised an objection.

APP/23/01004/F

05/10/23

6 Leicester Road, Poole, BH13 6BZ

Erection of detached garage. This site lies within the Branksome Park and Chine Gardens Conservation Area. Note: Although not overly contentious, the internal dimensions of the proposed garage do not comply with those set out in the BCP Parking Standards Supplementary Planning Document (3.2.11).

APP/23/01000/F

03/10/23

21 Ravine Road, Poole, BH13 7HT

New rooms in a new roof are proposed, with a dominant front-dormer window and adapted roof design. Although cited outside of the Conservation Area, two sides of this site are adjacent to the Canford Cliffs Village Conservation Area.