

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: December 2023

1. Summary

In December, there was a seasonal decline in both application submissions and decision-making, typical of the slowdown before Christmas and the New Year. The annual shutdown over this period likely contributed to the delays in decision-making, but BCP is likely to have welcomed the decrease in submissions during this time, providing them with an opportunity to address the mounting backlog of pending applications. Notably, site-splitting proposals in Conservation Areas persist, and some plots are facing consideration for multiple concurrent applications.

Draft BCP Local Plan

The consultation process for the draft BCP Local Plan is beginning.

It will be interesting to see if the proposals are adopted as they have been drafted, and notably, if the environmental emphasis will begin to affect the local development applications.

Publication of the Draft BCP Local Plan is available here:

<https://democracy.bcpCouncil.gov.uk/documents/s46023/Appendix%201%20for%20Consultation%20on%20the%20Draft%20of%20the%20Bournemouth%20Christchurch%20and%20Poole%20Local%20Plan%20and%20D.pdf>

2. OUTSTANDING

2.1 SIGNIFICANT APPLICATIONS (Yet to be determined)

APP/23/01228/F

10/11/2023

4 Burton Road, Poole, BH13 6DU

Another application to sever land within the Branksome Park and Chine Gardens Conservation Area at 4 Burton Road (there is another live application for this site APP/23/00617/P). This proposal aims to sever land and erect two detached dwellings in the rear garden of the existing. Although not visible from the street, the proposal has detrimental implications for the surrounding properties. As this site-splitting proposal is within a Conservation Area, BPC CRA has submitted an objection.

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APP/23/01263/F

01/11/2023

39 Brudenell Avenue, Poole, BH13 7NW

The demolition of an existing detached dwelling, to be replaced with seven large apartments, associated parking, landscaping, and access. To help justify the proposal, the applicant has shown the existing dwelling to include an 8m extension to the rear, which does not exist. The proposal involves the removal of existing trees from the site and exceeds the typical built form and massing standards for the street.

APP/23/01238/F

26/10/2023

33 Brudenell Avenue, Poole, BH13 7NW

Demolition of existing dwelling and the erection of a large, modern replacement dwelling with associated landscape works.

While this proposal may not have an immediate impact on its surroundings, it raises questions about its alignment with the draft Local Plan. The plan emphasises the encouragement of sustainable and low-energy developments, criteria that this proposal does not seem to meet. It will be intriguing to observe whether the scheme receives consent.

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/23/01103/F

19/10/23

26 Forest Road, Poole, BH13 6DH

The proposal aims to install a new resin-bound driveway with a 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/23/01145/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/23/01113/F

05/10/23

4 Alington Road, Poole, BH14 8LZ

The proposal aims to demolish the existing building and replace it with 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 submitted an objection.

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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/23/01034/F

02/10/23

Heatherlands, St Aldhelm's 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/23/01109/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 submitted an objection.

APP/23/01098/F

28/09/23

6 Burton Road, Poole, BH13 6DU

Demolition of the existing house and construction of a replacement house (revised scheme). The flat-roofed modern proposal includes seven bedrooms and an indoor swimming pool. This is one of two concurrent applications for this plot (APP/23/01109/F). This application is within the Branksome Park and Chine Gardens Conservation Area. As this proposal is within a conservation area, BPC CRA has submitted an objection.

APP/23/01040/F

21/09/23

10 Canford Cliffs Avenue, Poole, BH14 9QN

The proposal relates to substantial alterations including the erection of an attached garage, the relocation of the entrance door to the front elevation, the creation of two sets of sliding/bi-fold doors on the rear elevation, and the modification of a window.

APP/23/00958/F

05/09/23

4 Alington Road, Poole, BH14 8LZ

This proposal aims to demolish one dwelling and split the site into two. On one site, a modern five-bedroom, three-storey, detached house is proposed. On the other site, three apartments are proposed, within a three-story modern building. The proposal includes a roof terrace and parking.

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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, BPC CRA has submitted 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 parking built. 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 submitted 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

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.

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 submitted an objection.

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2.2 APPEALS (Yet to be determined)

APP/23/00022/P	26/01/23	APPEAL LODGED
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 is within the Canford Cliffs Conservation Area. The proposal appears to damage the area, cause intrusion to some neighbours, and incur serious traffic implications.

APP/22/00577/F	28/04/22	APPEAL LODGED
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7A Spencer Road, Poole, BH13 7ET

This application proposes to demolish the existing house and replace it with a large block of 7 flats. This appears to be an inappropriate proposal on a well-balanced road, which is 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 been many objections from local residents, and also one from BPCORA.

3. NEW

3.1 SIGNIFICANT DECISIONS (Made during this period)

APP/23/01249/F	30/10/2023	WITHDRAWN
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85 Compton Avenue, Poole, BH14 8PX

Significant extensions and alterations of an existing dwelling, including 2-storey extensions to the front and rear, and a garage conversion. The existing building is positioned in close proximity to its neighbour, who will suffer from loss of daylight and outlook if the scheme is consented.

APP/23/01209/F	26/10/23	REFUSED
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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, BPCORA has submitted an objection.

APP/23/01212/F	30/10/23	GRANTED
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Links View, The Drive, Brudenell Avenue, Poole, BH13 7NW

The current scheme is a revised version of the previously approved scheme for a new dwelling, as approved under APP/21/00450/F. It proposes alterations to the previously approved access to the site and the formation of a parking area and a footpath.

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APP/23/00966/F

21/08/23

GRANTED

The Drive, Brudenell Avenue, Poole, BH13 7NW

Removal of existing tennis court and construction of a four-bedroom detached dwelling at 1 The Drive. Application for variation of condition 2 (Plans List) of planning permission APP/22/00365/F to include a 3rd bedroom on the first floor, a garage, a chimney and amended materials.

APP/23/00736/F

19/07/23

GRANTED

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

GRANTED

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, a 2-storey dwelling on severed land to the rear of existing dwellings, was approved on 20/07/22.]

APP/23/00362/F

11/04/23

GRANTED

1 Oratory Gardens, Poole, BH13 7HJ

Approval of a change in roof form, from traditional (pitched) to modern (flat).

Variation of condition 21 listing the approved plans of planning permission APP/21/00019/F to enable a minor material amendment to be made to alter the design and layout of the approved houses on plots 1 and 2. The original application proposed the demolition of the existing dwelling and the construction of three no. detached dwellings with associated parking, access, and landscaping.

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3.2 SIGNIFICANT APPLICATIONS (Made during this period)

APP/23/01408/F

05/12/23

31A The Avenue, Poole, BH13 6LJ

The demolition of an existing house and garage is to be replaced with a three-storey, flat-roofed, modern replacement dwelling and garage with associated landscaping works.

However, the design seems to align closely with numerous recent proposals in the area, lacking a distinctive response to the unique setting and surrounding context. Its dark material palette has drawn a negative response from the conservation officer. The site is just outside of the Avenue Conservation Area.

APP/23/01384/J

30/11/23

7 Ettrick Road, Poole, BH13 6LG

An application to retrospectively approve the conversion and use of an outbuilding into a self-contained dwelling and change its use.

Concerns have been raised by several local residents who queried if the works were carried out with proper consideration for the nearby trees and Tree Preservation Orders (TPOs). Furthermore, it has been noted that the dwelling is already advertised for rent on the Internet, raising questions about the accuracy of the application details. As this is a subdivision of a plot within the Avenue Conservation Area, BPC CRA has submitted an objection.

APP/23/01374/F

28/11/23

25 Leicester Road, Poole, BH13 6DA

Extensive extensions and alterations to an existing house, in the Branksome Park and Chine Gardens Conservation Area. Proposals also include the construction of a garage, driveway and associated hard landscaping works.

APP/23/01348/F

27/11/23

4 Tower Road West, Poole, BH13 6LA

This is the second application to try to get approval for the boundary fencing that has already been built. The original proposals illustrated an open and planted boundary which unfortunately was not built when the development was completed. The built fencing is overly dominant and highly visible from the street. It is adjacent to a couple of Conservation Areas and not in keeping with the surrounding context. As with the previous application, BPC CRA has raised an objection to this application.

APP/23/01294/P

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.