

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: January 2023

1. Summary

Several decisions to outstanding applications have been confirmed during the first few weeks of 2024, with BCP beginning to address the backlog of pending applications. A small number of contentious applications were made during this time, with a few blocks of flats proposed to replace individual detached dwellings.

Over the last few months, there have been several applications proposing very small, additional dwellings within existing outbuildings. Whilst some of these may be valid, the quality of the space to be created is debatable, and it will be interesting to see how the council approach them.

BCP Planning Structure

There have been several new planning-related appointments at BCP, after an internal reorganisation. The Director of Planning and Destination, Wendy Lane, started on the 1st of December 2023. A Head of Planning Operations has been appointed and is due to start at the end of February and a Head of Strategic Planning will shortly be appointed.

Draft BCP Local Plan

The consultation process for the draft BCP Local Plan is ongoing.
The draft is available here: <http://tinyurl.com/teuepe6v>

2. OUTSTANDING

2.1 SIGNIFICANT APPLICATIONS (Yet to be determined)

APP/23/01408/F

05/12/2023

REGISTERED

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.

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APP/23/01384/J

30/11/2023

REGISTERED

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

28/11/2023

REGISTERED

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

27/11/2023

REGISTERED

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

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/23/01228/F

10/11/2023

REGISTERED

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

REGISTERED

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/23/01113/F

05/10/2023

REGISTERED

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.

APP/23/01004/F

05/10/2023

REGISTERED

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/23/01109/F

28/09/2023

REGISTERED

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

28/09/2023

REGISTERED

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.

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APP/23/00958/F

05/09/2023

REGISTERED

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.

APP/23/00887/F

08/08/2023

REGISTERED

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 and has received an objection from BPC CRA.

APP/23/00617/P

20/07/2023

REGISTERED

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

03/05/2023

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.

APP/23/00240/F

23/02/2023

REGISTERED

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

10/01/2023

REGISTERED

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

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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

19/10/2023

GRANTED

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

19/10/2023

GRANTED

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

09/10/2023

REFUSED

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/23/01034/F

02/10/2023

REFUSED

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, BPCRA has raised an objection.

APP/23/01040/F

21/09/2023

WITHDRAWN

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/23/00966/F

21/08/2023

GRANTED

1 The Drive, Brudenell Avenue, Poole, BH13 7NW

Removal of existing tennis court and construction of a four-bedroom detached dwelling at 1 The Drive, Brudenell Avenue, Poole, BH13 7NW. Application for variation of condition 2 (Plans List) of planning permission APP/22/00365/F to include a 3rd bedroom at the first floor, a garage, a chimney and amended materials.

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3.2 SIGNIFICANT APPLICATIONS (Made during this period)

APP/24/00080/F

23/01/2024

REGISTERED

Forest Lodge, 16 Burton Road, Poole, BH13 6DU

Part-conversion of the existing triple garage to form a maisonette, including the insertion of 2no. roof windows, the replacement of a door and the replacement of an existing garage door. This proposal aims to create an additional, small, separate dwelling on top of an existing garage structure. The quality of the space created is debatable, and as the proposal lies within the Branksome Park and Chine Gardens Conservation Area, will be interesting to see how the council approach it.

APP/24/00061/F

18/01/2024

REGISTERED

142 Canford Cliffs Road, Poole, BH13 7ER

Variation of condition 2 of planning permission APP/20/01365/F to revise materials and balcony construction – to extend the first and second floors above the basement ramp to improve internal layouts, and to revise the basement layout to increase parking spaces. The original application proposes the demolition of the existing buildings and the erection of a block of 13no. 2-bedroom apartments, with associated access, parking and landscaping.

APP/24/00048/P

17/01/2024

REGISTERED

Land to the west side of Lakeside Road, Poole, BH13 6LS

Outline planning permission with some matters reserved to erect 5no. houses with garages and parking.

This is an amended application, similar to APP/23/00661/P, with a reduced number of dwellings. If the proposals retain the existing trees and can enhance and add to the biodiversity of the site, the development of the plot is welcomed. The current proposal is for five detached, three-storey dwellings, each with a garage and parking which feels like an over-development of the site. A reduction in the number of units would allow a more comfortable integration into the local area, a more forgiving access strategy and generous external amenities. The proposal lies adjacent to two Conservation Areas (the Chester Road Conservation Area and the Branksome Park and Chine Gardens Conservation Area). As the proposal does not confirm how the trees could be protected and retained, the BPC CRA has objected to this latest application.

APP/23/01478/F

28/12/2023

REGISTERED

329 Sandbanks Road, Poole, BH14 8HZ

The proposal aims to demolish the existing house and replace it with a four-storey block of 7no flats with associated access and parking.

Similar to a previously refused application, APP/20/01080/P, the massing of the block is larger than the surrounding and has invited numerous objections from local residents. As well as the massing, the parking strategy has been identified in these objections as being insufficient for the area. Following several discussions with local residents, BPC CRA has lodged a complaint against this proposal.