

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: March 2024

1. Summary

Having experienced a relatively quiet start to the year, March has seen an upturn in the number of planning applications in the Canford Cliffs Ward. This has coincided with an increased number of decisions made by Bournemouth, Christchurch and Poole Council, beginning to clear the backlog of outstanding applications.

This month, there's a range of applications piquing interest. Some are revisions of previously refused or withdrawn applications, while others involve slightly more contentious schemes such as site-splitting within conservation areas. Additionally, a few minor applications have garnered objections due to their sub-par designs.

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.

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.

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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.

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/23/01004/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.

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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.

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.

2.2 APPEALS (Yet to be determined)

APP/23/00488/F

03/05/2023

APPEAL LODGED

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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3. NEW

3.1 SIGNIFICANT DECISIONS (Made during this period)

APP/23/00548/F

09/05/2023

APPEAL DISMISSED

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/23/00240/F

23/02/2023

REFUSED

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 BPCORA.

APP/23/01278/F

06/11/2023

REFUSED

Upwood Manor, Bury Road, Poole, BH13 7DF

The demolition of an existing single-storey extension, which is to be replaced with a new single-storey rear extension, including the formation of a new entrance, porch, patio and the installation of Velux windows. In addition to the above, the proposal aims to partially demolish and then extend and alter an outbuilding, with associated driveway reconfigurations.

APP/24/00080/F

23/01/2024

REFUSED

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, it will be interesting to see how the council approach it.

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3.2 SIGNIFICANT APPLICATIONS (Made during this period)

APP/24/00362/F

28/03/2024

REGISTERED

29 Western Road, Poole, BH13 7BH

The proposal aims to site split, convert and extend an outbuilding into a detached dwelling, with associated access and parking. Although this proposal is better than previous applications on this site, as it appears to attempt to place a dwelling within retained trees, it doesn't adequately address proposed services, drainage and construction. The same address has an outstanding application, APP/23/00887/F, which fails to protect the TPO 'woodland' on the site. The site is within the Branksome Park and Chine Gardens Conservation Area and is a form of site-splitting. The application doesn't do enough to mitigate risk to the protected woodland, so will receive an objection from BPCORA.

APP/24/00158/K

24/02/2024

REGISTERED

25 Links Road, Poole, BH14 9QR

The application is for retrospective consent to build an extension for a bedroom and ensuite. It is difficult to appraise this application due to the poor level of information provided – however, it appears that the proposal has been built within a tree root protection zone.

APP/24/00197/F

04/03/2024

REGISTERED

26 Forest Road, Poole, BH13 6DH

The proposal aims to partially remove an existing garage and rebuild it to form an annexe, ancillary to the existing dwelling. Although the site is within the Chester Road Conservation Area, the proposal does not appear to be visible nor detrimentally impact the surrounding area.

APP/24/00213/F

27/02/2024

REGISTERED

Heatherlands, St Aldhelms Close, Poole, BH13 6BW

This revised scheme proposes the demolition of a large existing dwelling and the erection of two replacement detached houses, with associated access arrangements. Despite the revised scheme including pitched roofs (as a nod to the vernacular), the modern architectural response is taller than the existing dwelling and appears to create some overlooking concerns for the immediate neighbours. This is a site-splitting proposal, within the Branksome Park and Chine Gardens Conservation Area.

APP/24/00226/F

23/02/2024

REGISTERED

35 Canford Cliffs Road, Poole, BH13 7AQ

The proposal aims to demolish an existing single-storey rear extension and conservatories to enable the erection of new single and double-storey rear extensions, along with the conversion and extension of loft space above the garage. Even though the site is within the Branksome Park and Chine Gardens Conservation Area, the proposals are largely contained to the rear of the property, with only a dormer-style addition visible from the street. This is captured in the street-scene visuals accompanying the application.

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APP/24/00237/F

27/02/2024

REGISTERED

19 Motcombe Road, Poole, BH13 6DJ

This is a revised application for alterations to the existing property, including rear extensions with balconies above, the formation of an inset roof terrace, along with an enlarged raised rear patio area and a new porch. Even though the proposals are substantial, they are contained to the rear of the property.

APP/24/00256/F

04/03/2024

REGISTERED

10 Lilliput Road, Poole, BH14 8JZ

This proposal aims to reconfigure the internal arrangements and build another storey on top of the existing building. The proportions of the roof extension are dominant and do not appear to respect the existing building, its neighbours, or the surrounding area. Although outside of any conservation area, BPC CRA will be objecting to the design of this proposal.

APP/24/00294/F

15/03/2024

REGISTERED

16 Lakeside Road, Poole, BH13 6LR

This application proposes to demolish a large existing building and replace it with two matching, detached houses. The proposal references numerous pairs of dwellings recently built along Lakeside Road and lies next to one development that seems to have stalled, mid-construction. The site is adjacent to the Branksome Park and Chine Gardens Conservation Area.

APP/24/00289/K

13/03/2024

REGISTERED

4A Elmstead Road, Poole, BH13 7EZ

This application is for a Certificate of Lawfulness for a Proposed Use or Development for Erection of a detached outbuilding to be used as ancillary accommodation, incidental to the enjoyment of the dwelling house as such. Although positioned to the rear of the property, the quality of this proposal is questionable. The proposal, which is at odds with its surroundings, will likely block daylight to, and may even block escape routes from, the existing property. Even though this application is for a property outside of any conservation area and not visible from the road, BPC CRA will be objecting to the designs.

APP/24/00288/F

11/03/2024

REGISTERED

1A Lawrence Drive, Poole, BH13 7EN

This is a substantial proposal to replace the existing dwelling and garage at the corner of Lawrence Drive and Canford Cliffs Road. The proposals, which are shown within an almost tropical landscape setting, reorientate the dwelling, with most of its mass towards the Canford Cliffs Road (taking up 71.9% of a 51.6m plot width).