

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: May 2024

1. Summary

After a busy April, May saw fewer new planning applications than usual, although several significant decisions were made that will impact development within our community. This month's newsletter highlights those significant decisions and outlines the more noteworthy applications made in the Canford Cliffs ward. The decisions reflect the ongoing backlog of applications BCP are working to clear. Even though it proposed to site-split within the Branksome Park and Chine Gardens Conservation Area, one of the significant refusals (APP/23/00617/P) has been with the council for almost a year. Another application, (APP/23/01286/F), which has been temporarily granted, is for extended opening hours at Rockwater. It is unusual for permission to be granted temporarily, but we assume this allows the council to monitor the impact of the operating hours before assessing a repeat application next year!

We encourage you to stay engaged and provide feedback on these or future applications and decisions.

2. OUTSTANDING

2.1 SIGNIFICANT APPLICATIONS (Yet to be determined)

APP/24/00380/F

12/04/2024

REGISTERED

7 Newton Road, Poole, BH13 7EX

Reconfiguration and extension to an existing dwelling in the Canford Cliffs Conservation Area.

Alterations include the partial demolition of the existing building and the erection of ground floor and roof extensions.

APP/24/00416/F

08/04/2024

REGISTERED

75 Canford Cliffs Road, Poole, BH13 7AH

The substantial proposals include the demolition of an existing store, lean-to-extension, and a roof canopy, to form a new single-storey extension to the south and east, and to install roof lights on the eastern and southern roof slopes and amend the arrangement of the existing windows.

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APP/24/00191/F

27/03/2024

REGISTERED

17 Lindsay Road, Poole, BH13 6AN

Variation of Condition 2 of APP/22/01422/F to add air-source heat pumps to the flat roof over the stairwell and service riser. These air-source heat pumps appear to be an afterthought, resulting in less-than-ideal positioning.

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 and doesn't do enough to mitigate risk to the protected woodland.

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/24/00288/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).

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, BPCORA will be objecting to the design of this proposal.

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.

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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.

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/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, BPCORA has raised an objection to this application.

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/23/01263/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/23/01109/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.

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/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.

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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.

APP/23/01228/F

10/11/2023

APPEAL LODGED

4 Burton Road, Poole, BH13 6DU

Revised scheme for the partial demolition of the garage, erect new side elevation walling, sever land and erect 2 detached houses with associated parking. This is an application to sever land within the Branksome Park and Chine Gardens Conservation Area and erect two detached dwellings in the rear garden of the existing house. Although not visible from the street, the proposal has detrimental implications for the surrounding properties.

3. NEW

3.1 SIGNIFICANT DECISIONS (Made during this period)

APP/23/00617/P

20/07/2023

REFUSED

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/24/00432/F

22/04/2024

WITHDRAWN

9 Mountbatten Road, Poole, BH13 6JE

Alterations to the existing building and construction of a two-storey side extension to form an annexe. Although the proposal appears fairly considered, noting its location within the Avenue Conservation Area, the inclusion of a new chimney is surprising.

APP/24/00158/K

25/02/2024

REFUSED

25 Links Road, Poole, BH14 9QR

Certificate of Lawfulness for a Proposed Use or Development to build an extension that will be a bedroom with en-suite. The extension would be to a depth of 3.9m and width of 8.27m with internal access and would not require additional external access. Refused due to location of extension - front extensions are not permitted development.

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APP/23/01286/F

07/11/2023

GRANTED*

Branksome Chine Cafe, Pinecliff Road, Poole, BH13 6LP

Internal and external alterations and extensions to the existing cafe/restaurant premises. Vary Condition 8 (operating hours) of APP/22/00159/F.

Revised opening hours have been granted temporarily "The planning permission hereby approved shall be for a temporary period only expiring on 31.05.25."

3.2 SIGNIFICANT APPLICATIONS (Made during this period)

APP/24/00592/F

23/05/2024

REGISTERED

Seashores & 7 Chaddesley Wood Road, Poole, BH13 7PN

Extension to provide an additional floor of accommodation.

This 4-storey development is out of scale when compared to the neighbour's property which is 2 stories tall.

APP/24/00515/F

13/05/2024

REGISTERED

APP/24/00586/F

23/05/2024

REGISTERED

APP/24/00585/F

23/05/2024

REGISTERED

Aldinga, 25 Brudenell Avenue, Poole, BH13 7NW

Three minor applications for the same property.

- 1) To create a new entrance gate and boundary wall whilst maintaining the existing entrance to the property
- 2) To create a roof terrace on the top floor with privacy screening and a glass balustrade.
- 3) To change the cladding material to composite cladding.

APP/24/00557/J

17/05/2024

REGISTERED

32 Eaton Road, Poole, BH13 6DG

The first of two retrospective applications for this property is an application to gain a 'Certificate of Lawfulness' for the existing use of a repurposed 20-foot shipping container as a home office.

The location of the container, which has been over-clad in timber, is at the front of the property which usually requires planning permission.

The site is located within the Chester Road Conservation Area.

APP/24/00554/F

23/05/2024

REGISTERED

32 Eaton Road, Poole, BH13 6DG

The second of two retrospective applications for this property is an application to change the front boundary garden wall and install a potting shed.

The site is located within the Chester Road Conservation Area.

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APP/24/00558/F

17/05/2024

REGISTERED

25 Leicester Road, Poole, BH13 6DA

The application is for a proposed extension and alterations to an existing house and the construction of a garage, driveway and associated hard landscaping works (revised scheme).

The site is located within the Branksome Park and Chine Gardens Conservation Area.

Although the proposals are substantial, they appear to be in keeping with the original building and wider area.

APP/24/00547/F

28/05/2024

REGISTERED

13 Ravine Road, Poole, BH13 7HS

The proposal intends to change the use of a small office building to residential use, with an integral garage. A front extension will be required to facilitate the conversion.

The site is located within the Canford Cliffs Village Conservation Area.

APP/24/00534/F

10/05/2024

REGISTERED

36 Western Road, Poole, BH13 6ET

Single-storey rear extension and chimney stack to east elevation.

The site is located within the Chester Road Conservation Area.

This application is the same as a previously refused scheme, APP/24/00046/K, which sought a Certificate of Lawfulness for a small single-storey rear extension.

APP/24/00527/F

28/05/2024

REGISTERED

Ormonde Court, 1 Ormonde Road

Retrospective application to render an existing brick front boundary wall.

The site is located within the Chester Road Conservation Area.

APP/24/00502/F

09/05/2024

REGISTERED

28 Spencer Road, Poole, BH13 7EU

Installation of small outbuilding/ garden studio and associated landscape scheme.

Although the site is located within the Canford Cliffs Village Conservation Area, only the proximity of the building to the site boundary requires planning permission. Permitted Development may have been applicable if situated further from the boundary.

APP/24/00490/F

29/05/2024

REGISTERED

4 Alington Road, Poole, BH14 8LZ

Demolition of the existing building and construction of two detached buildings comprising a house and three apartments (4 homes in total) with associated parking, landscaping and access (planning permission APP/23/00958/F). Variation of Condition 2 to amend approved plans.

This variation to a condition is seeking to add another storey of accommodation onto an approved scheme – which seems to warrant more than a variation.

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APP/24/00491/F

01/05/2024

REGISTERED

Flat 3, Daytona, 5A Alington Road, Poole, BH14 8LX

Extension to existing flat including the installation of PV cells on the roof. Variation of Conditions 2 and 3 of planning application APP/24/00151/F to replace the approved plans with new drawings. Amendments are required to fascia depths, window sizes and positions, and materials. This is a rather confusing variation of a condition, which appears to address a number of minor items.

APP/24/00474/J

24/04/2024

REGISTERED

4A Elmstead Road, Poole, BH13 7EZ

Certificate of lawfulness for existing use or operation for the reinstatement of the boundary details shown on drawing 2008/02/02, submitted to discharge condition no. 7 of Planning Permission APP/05/06666/011/F. This appears to be a non-contentious but complicated application, highlighting how a good planning consultant can help navigate the planning process!