

BRANKSOME PARK & CANFORD CLIFFS

RESIDENTS' ASSOCIATION

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CANFORD CLIFFS WARD PLANNING LIST

Significant planning applications, appeals and decisions: December 2024

1. Summary: Reflecting on December's Planning Activity

As 2024 drew to a close, December's planning applications in Canford Cliffs marked the end of a year characterised by steady local development—some welcome, some contentious, and others that sparked local interest.

While fewer new proposals were submitted during the month, several decisions were made on earlier applications—many focused on improving residential properties and addressing housing needs in the area.

Notably, some applications involved properties within conservation zones, where balancing development with preservation remains a key consideration. Proposals this month included plans for substantial extensions, energy-efficiency upgrades, and the conversion of homes into multiple dwellings.

These recent decisions offer insight into planning trends as we move into 2025. We encourage residents to stay informed, share their views, and participate in consultations as future proposals emerge.

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2. OUTSTANDING

2.1 SIGNIFICANT APPLICATIONS (Yet to be determined)

APP/24/01203/F

13/11/2024

REGISTERED

1 Pinetree Drive, 6 Wilderton Road, Poole, BH13 6EE

The proposals involve the demolition of a conservatory to erect two single-storey side extensions, including fenestration alterations and proposed landscaping. Situated within the Branksome Park and Chine Gardens Conservation Area, the proposal features two flat-roofed, orangery-style extensions running the length of the existing building. One of these extensions extends the building footprint closer to the site boundary, where there appear to be trees. Provided these trees are not affected by the construction, the proposal is unlikely to impact neighbouring properties or be visible from the streetscape. However, it is important to assess how the new extensions will integrate with the existing building and surrounding area, ensuring alignment with the conservation area's character and the amenities of neighbouring properties.

APP/24/01198/F

07/11/2024

REGISTERED

1A Martello Road, Poole, BH13 7DQ

The planning application at 1A Martello Road proposes the erection of outbuildings and landscaping in the rear garden of a property within the Branksome Park and Chine Gardens Conservation Area. While the outbuildings are large, their discreet location at the rear ensures they are not visible from the street, minimising their impact on the streetscape and public realm. Key considerations include ensuring the design and materials are sympathetic to the conservation area's character, preserving mature trees, and integrating high-quality landscaping to soften the development's visual impact. The proposal appears unlikely to harm neighbouring amenities but must align with local and national policies on heritage preservation. Conditions on construction management and landscaping details may be necessary to protect the area's unique setting.

APP/24/01196/P

20/11/2024

REGISTERED

49 Cliff Drive, Poole, BH13 7JF

An outline application at 49 Cliff Drive, proposes the demolition of an existing dwelling and the construction of a block of nine flats. This development raises concerns regarding the loss of amenity and the impact on the character of the area. The proposed building would introduce a significant increase in mass and scale, which would be out of proportion with the existing properties and disrupt the established streetscape. The replacement of a single dwelling with a multi-unit block could lead to additional pressure on local infrastructure, traffic, and parking. These factors must be carefully considered to ensure that the development aligns with the local community's needs and the area's character.

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APP/24/01190/F

14/11/2024

REGISTERED

25 Links Road, Poole, BH14 9QR

A single-storey extension to the front of the property to create an additional bedroom. This development is not considered contentious, as it appears to be in keeping with the scale and design of the existing property and neighbouring buildings. The proposed extension is unlikely to have significant visual or amenity impacts on the surrounding area. However, it is important to ensure that the design and materials used complement the character of the property and maintain the overall streetscape.

APP/24/01180/F

04/11/2024

REGISTERED

54B The Avenue, Poole, BH13 6LN

The proposals aim to demolish the existing dwelling and garage to construct 10 new apartments with basement parking and associated landscaping. Situated between the Avenue Conservation Area and the beach, this proposal introduces significant massing, raising concerns about potential overlooking, particularly towards number 54, and possible disruption to nearby tree roots. The adequacy of the basement parking is also in question, as it could lead to increased on-street parking and strain local infrastructure. Although not within the Conservation Area itself, the proposal would add density and mass to a prominent route in a sensitive location, warranting careful consideration by the council to ensure that it aligns with local planning policies and preserves the character of the area.

APP/24/01162/F

21/10/2024

REGISTERED

9 Brudenell Road, Poole, BH13 7NN

BCPPRA has objected to this application, which proposes adding an additional storey (albeit recessed) to an approved building. This addition cannot be considered a 'minor material amendment' due to the significant change in scale, mass, and impact on the area's character.

APP/24/01158/F

21/10/2024

REGISTERED

23 Brudenell Avenue, Poole, BH13 7NW

Install a roof terrace on the top floor with privacy screening and glass balconies, access by an internal staircase

APP/24/01157/F

21/10/2024

REGISTERED

23A Brudenell Avenue, Poole, BH13 7NW

Install a roof terrace on the top floor with privacy screening and glass balconies, access by an internal staircase

While not particularly contentious, given it is a joint application with the most affected neighbour as co-applicant, the proposal contradicts conditions set in the original application. Notably, the initial approval (APP/19/00125/F) explicitly prohibited use of the roof as a terrace.

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39. There would be no greater/ material impact on neighbouring amenity from the current scheme taking into account cumulatively the proposed dwellings' lower overall height, alignment and greater distance to neighbouring dwellings than the previously approved scheme; the nature of side-facing windows and that obscure glazing and further openings are secured by conditions 14 and 15; that use of the external staircase would not be prolonged; and proposed boundary planting. There is potential for overlooking from the front balconies towards properties to the north given its lower siting and window and access arrangement; privacy screening is therefore secured by condition 12. Similarly, the use of flat-roofed areas as balconies is precluded by condition 13 to prevent material overlooking.

APP/24/01116/F

10/10/2024

REGISTERED

10 Lilliput Road, Poole, BH14 8JZ

This application aims to add rooms in a new roof, add a single storey rear extension and change of use to 'Holiday Let'. This proposal is similar to the previously objected scheme, APP/24/00256/F, and, unfortunately, it does not amend the design or address the previous concerns in a way that would warrant a change in our position. The scale and massing of the extension proposals set out in the application appear disproportionate, raising issues of overdevelopment and detracting from the visual harmony of the neighbourhood. Furthermore, the design aesthetics of the extension are lacking, failing to complement the existing built environment and creating overlooking issues for their neighbours.

APP/24/01065/F

01/10/2024

REGISTERED

39 Brudenell Avenue, Poole, BH13 7NW

The proposal involves the demolition of the existing building and the construction of two detached houses, along with associated parking, landscaping, and access. While not overly controversial, the designs are rather uninspiring and lack originality, appearing somewhat generic and failing to respond to the unique characteristics of the site. Additionally, the fact that this is a concurrent application raises concerns.

APP/24/01052/F

26/09/2024

REGISTERED

39 Brudenell Avenue, Poole, BH13 7NW

Demolition of the existing building and construction of seven apartments with associated parking, landscaping and access at 39 Brudenell Avenue, Poole, BH13 7NW. Application for Variation of Conditions 2 (plans list), 5 (Screening to Balcony), 6, 7, 15 (Non-standard Conditions), 19 (Parking/Turning Provision) and 20 (Provision of Visibility Splays) of Planning Permission APP/23/01263/F as described in that Description of Development to reflect plans to increase the size of flat 7 by including an additional third floor, increasing the width of the first and second floor on the south elevation and including additional windows on the south elevation.

The proposal includes the addition of a third floor, along with increased dimensions on the first and second floors. This appears to be more than a minor amendment and warrants thorough consideration by the Council. Furthermore, no updated arboriculture information has been

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provided, despite potential impacts on nearby trees. Given that this is a concurrent application, we have raised an objection.

APP/24/01030/F

12/09/2024

REGISTERED

2 Meriden Close, Poole, BH13 7JT

Described as the 'formation of a lower garden area and amended swimming pool location with associated works, including steps and retaining wall (part retrospective) and the erection of a replacement garden room'.

Initially, this application appears to be relatively minor, however, it is located on a protected Site of Special Scientific Interest (SSSI) and appears not to provide accurate information as part of the application. Due to the location on a protected SSSI, the misrepresentation within the application, and its detrimental impact on the environment, visual amenity, and structural stability of the cliff face BCPPRA has submitted an objection.

APP/24/01005/P

06/09/2024

REGISTERED

7A Spencer Road, Poole, BH13 7ET

Major outline application for the demolition of the existing dwelling and erect a replacement building containing 7 apartments with associated works (Revised Scheme).

This site is located within the Canford Cliffs Village Conservation Area. Due to the proposals' excessive bulk (especially at first-floor level), detrimental impact on protected trees, overdevelopment, and incompatibility with the Conservation Area's character, BCPPRA has submitted an objection.

APP/24/00956/F

24/09/2024

REGISTERED

1 Links Road, Poole, BH14 9QP

The proposal aims to add a basement to the existing dwelling. Although it does not impact the street-scene, the lack of an arboriculture impact assessment and method statement raises concerns and warrants an objection.

APP/24/00807/F

16/07/2024

REGISTERED

1 Rowington Hall, 4 Dover Close, Poole, BH13 6EA

The application seeks to replace an existing sunroom with a slightly larger glazed garden room to the rear elevation. Although cited within the Branksome Park and Chine Gardens Conservation Area, this proposal appears to be in keeping with the property and surrounding area.

APP/24/00799/F

15/07/2024

REGISTERED

5 St Clair Road, Poole, BH13 7JP

While the proposal involves demolishing an existing garage and side extension to construct a new dwelling, it generally aligns with the scale and massing of the surrounding properties. However, as with any effort to increase density, the resulting amenity spaces appear somewhat constrained, and the relationship with the existing streetscape is seldom enhanced.

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Although the proposed scheme has a pitched roof and matches the height of the adjacent building, it does propose large areas of glazing which have drawn recent complaints from neighbours.

APP/24/00786/F

18/07/2024

REGISTERED

16 Lakeside Road, Poole, BH13 6LR

The proposal seeks to replace an existing house with four flats. Neighbours are concerned about overdevelopment, noting that the street predominantly features detached houses and that flatted developments may be inappropriate. Past applications were refused due to poor daylight access, a concern still relevant here. The site's slope and limited access also pose parking and access challenges. Additionally, the proposal's proximity to the Branksome Park and Chine Gardens Conservation Area has led BPC CRA to object.

APP/24/00749/F

04/09/2024

REGISTERED

Upwood Manor, Bury Road, Poole, BH13 7DF

Partial demolition, extension and alterations to the existing garage/pool house, alterations to the driveway, insertion of ground floor patio doors and Velux rooflights to the rear of the existing dwelling, formation of a new porch and entrance, erection of a raised patio at the rear, an extended swimming pool, and new landscaping

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

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/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/24/00848/F

06/08/2024

APPEAL LODGED

75 Canford Cliffs Road, Poole, BH13 7AH

Demolish the existing store, roof canopy, and lean-to extension. Replace the missing roof on the southern extension, add new metal railings, and remove the north kitchen door. Construct a new single-storey extension to the south and east, install roof lights on the eastern and southern slopes, and modify the existing window arrangement.

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.

APP/23/01034/F

02/10/2023

APPEAL LODGED

APP/24/00213/F

27/02/2024

Heatherlands, St Aldhelms Close, Poole, BH13 6BW

An appeal has been lodged for the demolition of the existing dwelling and the erection of two replacement detached houses with associated access arrangements (Revised Scheme).

APP/23/001034/F Refused 10/01/2024

APP/24/00213/F Refused 27/07/2024

Appeal lodged 06/08/2024

APP/23/01478/F

28/12/2023

APPEAL LODGED

329 Sandbanks Road, Poole, BH14 8HZ

Demolition of existing house and erection of a four-storey block of 7.no flats with associated access and parking.

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3. NEW

3.1 SIGNIFICANT DECISIONS (Made during this period)

APP/24/01205/F

06/11/2024

GRANTED

1B Mount Grace Drive, Poole, BH14 8NB

The applicant proposes the demolition of the existing garage and the erection of a slightly taller replacement garage with a relocated vehicle-gated entrance. While the design is fairly standard, the increase in height could affect the visual impact on the streetscape and the character of the residential area. The repositioned entrance should also be assessed for potential effects on traffic safety and pedestrian flow.

APP/24/01223/PA

06/11/2024

GRANTED

Park Court, 47 Western Road, Poole, BH13 6ES

A prior approval notification for the addition of two storeys on top of an existing three-storey block of flats. This revised application, which closely mirrors application APP/24/00932/PA, raises similar concerns. The application fails to specify the heights of the proposed additional storeys, leading to uncertainty about the potential visual and amenity impact. The development could result in increased inconvenience and disturbance for existing residents, as well as added pressure on local infrastructure and the overall amenity of the area. Numerous objections were raised, including one from BPCORA.

APP/24/01098/F

30/10/2024

GRANTED

43 Links Road, Poole, BH14 9QS

The application proposes ground-floor front and rear extensions, alterations to the roof to create first-floor accommodation, and an extension to the existing driveway. This development is not considered controversial, as it aims to adapt the existing property to provide a more generous living space. The proposed changes appear to be in keeping with the character of the area, enhancing the functionality of the home, without significantly impacting the streetscape or surrounding properties.

APP/24/01086/F

02/10/2024

GRANTED

13 Ravine Road, Poole, BH13 7HS

The proposal involves changing the use of the property from offices and adding an extension to create a three-bedroom house. While not particularly controversial, it bears similarities to the previously refused application (APP/24/00547/F). The approval of this application, in contrast to its predecessor, highlights how adjustments to design or planning considerations can influence outcomes. It provides a useful reminder of the Council's approach to decision-making and the factors they prioritise in their assessments.

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APP/24/01171/F

28/10/2024

GRANTED

21 Dover Road, Poole, BH13 6DZ

The proposals involve a range of modifications to the existing house, including alterations to the roof and dormers, the construction of a first floor above the garage, a carport with a flat green roof, changes to external facing materials and fenestration, the installation of a Juliet balcony, internal modifications, a garden room roof modification to create a bat loft, and external landscaping with a raised patio. While it is positive to see a retrofit approach rather than a new build, concerns have been raised about the use of millboard (timber-effect plastic) for external materials, as this may not align with the quality and sustainability expectations of the area.

APP/24/01041/F

07/11/2024

GRANTED

4 Imbrecourt, Poole, BH13 7NP

The application involves the refurbishment and extensions to an existing bungalow to create a new floor at the rear, resulting in a four-bedroom house with a garage. This proposal follows a previous refusal (APP/23/01029/F) on 26 October 2024 and a subsequent appeal dismissal (APP/V1260/D/23/3335966). While it is encouraging to see a retrofit approach instead of a complete new build, concerns remain about the proposed material palette, which may not be in keeping with the character of the area or local planning guidelines - it is essential that the design and materials used enhance the overall appearance and sustainability of the property while respecting the surrounding environment and maintaining residential amenity.

APP/24/01034/F

17/09/2024

GRANTED

5 Dornie Road, Poole, BH13 7NL

The proposal involves a series of individual alterations to the existing property, including the demolition of the conservatory, the addition of a basement extension, a ground-floor rear extension, modifications to create a flat roof on the front gable, a new garage roof, and the replacement of the existing carport roof with a flat roof. While each change may appear relatively minor on its own, collectively they represent a substantial redevelopment of the property.

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3.2 SIGNIFICANT APPLICATIONS (Made during this period)

APP/24/01393/F **23/12/2024** REGISTERED

49 Cliff Drive, Poole, BH13 7JF

The proposal includes a single-storey rear extension, internal alterations, and a detached garage, along with further remodelling of the exterior, site layout, and building entrances.

APP/24/01374/F **17/012/2024** REGISTERED

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

Variation of conditions 2 and 5 of planning permission APP/22/00538/F to permit the installation of fixed furniture in place of removable furniture. While reasonable and aligning with current use, this should have been addressed in the original application.

APP/24/01354/F **16/12/2024** REGISTERED

55 Canford Cliffs Road, Poole, BH13 7AQ

Significant alterations are proposed, including a first-floor extension to create a bedroom, and a rear extension to accommodate an indoor swimming pool and expanded living space. The building's exterior will be re-clad, with extensive glazing incorporated into the new elements.

APP/24/01320/F **12/12/2024** REGISTERED

10 Mornish Road, Poole, BH13 7BZ

This proposal seeks to extend and convert the loft space to provide additional habitable rooms, incorporating roof windows. It also includes replacing the existing clay tile roof with a standing seam metal roof. While the proposal introduces modern materials, the design remains sensitive in both form and scope, which is particularly important given the site's location within the Branksome Park and Chine Gardens Conservation Area.

APP/24/01314/F **09/12/2024** REGISTERED

Pinehurst Hall, 23 Burton Road, Poole, BH13 6DT

The proposal involves alterations to the front entrance boundary wall and gates, modifications to parking access, and the addition of new roofing to the existing garages, including pitched roofs and new garage doors. Located adjacent to the Branksome Park and Chine Gardens Conservation Area, the proposal appears to enhance the external areas, landscaping, and parking amenities at Pinehurst Hall.

APP/24/01291/F **28/11/2024** REGISTERED

3 Brudenell Road, Poole, BH13 7NN

The proposal involves engineering works to establish a geothermal energy system, along with the necessary infrastructure for domestic use. Notably, the project includes the installation of boreholes, which are planned to reach depths of up to 450m. This aspect of the proposal has raised concerns among some local residents due to the scale and nature of the work.