

# BRANKSOME PARK & CANFORD CLIFFS

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## RESIDENTS' ASSOCIATION

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### CANFORD CLIFFS WARD PLANNING LIST

#### Significant planning applications, appeals and decisions: January 2025

##### 1. Summary: Reflecting on recent planning activity

As we step into 2025, January has been a quieter month for new planning applications in Canford Cliffs. However, several decisions have been issued on outstanding proposals, with a mix of approvals and refusals shaping the planning landscape for the year ahead. These decisions, affecting both residential developments and conservation-sensitive sites, highlight the ongoing tension between development ambitions and local planning constraints.

One growing concern is the increasingly flexible and, at times, inconsistent approach taken by the planning department. Some recent decisions have lacked the logical consistency one might expect, making it difficult to assess how future applications will be determined. Some approvals have seemingly overlooked established planning principles, while other refusals have been unexpectedly strict. This unpredictability continues to frustrate those trying to navigate the system, as the general rules appear to be applied with considerable discretion.

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### 2. OUTSTANDING

#### 2.1 SIGNIFICANT APPLICATIONS (Yet to be determined)

**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

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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.

**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/24/01116/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.

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**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 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.

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**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. 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.

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**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/24/00362/F**

**28/03/2024**

APPEAL LODGED

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, is a form of site-splitting, and currently doesn't do enough to mitigate risk to the protected woodland.

**APP/24/00213/F**

**27/02/2024**

APPEAL LODGED

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).

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.

**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.

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### 3. **NEW**

#### 3.1 **SIGNIFICANT DECISIONS (Made during this period)**

**APP/24/01203/F**

**13/11/2024**

**GRANTED**

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/24/01201/F**

**11/11/2024**

**REFUSED**

Flat 4, The Beeches, 26 Westminster Road, Poole, BH13 6JN

Replacement of timber-framed windows with PVCu-framed windows of matching style/appearance.

**APP/24/01198/F**

**07/11/2024**

**GRANTED**

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**

**REFUSED**

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.



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These factors must be carefully considered to ensure that the development aligns with the local community's needs and the area's character.

**APP/24/01158/F**                      **21/10/2024**                      **GRANTED**

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**                      **GRANTED**

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.

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/24/01080/F**                      **26/09/2024**                      **GRANTED**

25 Canford Cliffs Road, Poole, BH13 7AG

Erect a single-storey rear extension, alterations to fenestration, new porch to front elevation and new rear dormer to existing roof, proposed new rooflights. Alteration to garage's front elevation, proposed increase in ridge height/new roof to existing rear extension. Alterations to rear decking and steps.

**APP/24/01065/F**                      **01/10/2024**                      **GRANTED**

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.

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### 3.2 SIGNIFICANT APPLICATIONS (Made during this period)

**APP/25/00039/F**                      **24/01/2025**

33 Brudenell Avenue, Poole, BH13 7NW

Demolition of existing dwelling and erection of a replacement dwelling with associated landscape works (revised scheme).

Ridiculously large 5-bedroom scheme, with a swimming pool, garage for 4 cars etc. A previous application (for the same scheme) was refused due to the lack of a bat survey, so this appears to be a formality.

**APP/25/00028/F**                      **27/01/2025**

81 Canford Cliffs Road, Poole, BH13 7AH

Demolish existing garage, potting shed and summer house and erect new garden room on existing hard standing.

The proposal aims to remove a group of dilapidated outbuildings, and to replace them with a two-storey garden annexe, with sleeping accommodation, kitchen and games room. Although the proposal is within the Branksome Park and Chine Gardens, it doesn't appear to be visible from surrounding public areas, and as long as the use is ancillary to the main dwelling, the proposal is fitting for the site. However, the proposed foundation work (none), especially remedial work around the existing tree, is the main concern, which may need further thought and consideration.

**APP/25/00014/F**                      **08/01/2025**

8 Oratory Gardens, Poole, BH13 7HJ

Variation of condition 2 of planning permission APP/22/01716/F as described in that description of development to enable Material Minor Amendments to be made to the approved plans to include amended internal layouts, new windows and altered elevations.

Ridiculously large 5-bedroom scheme, with a swimming pool, garage for 4 cars etc. Internal amendments, changing the format of windows and adding a walkway to the side of the dwelling.

**APP/24/01400/F**                      **09/01/2025**

13 Lakeside Road, Poole, BH13 6LS

Removal of front & rear aluminium parapet and replace with traditional roof details, using materials to match the existing slates and fascia panels.

Application to revert to a more traditional roof construction to remedy defective work.  
(Original application: APP/12/00889/F)

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**APP/24/01397/F**                      **09/01/2025**

15 Lakeside Road, Poole, BH13 6LS

Removal of front & rear aluminium parapet and replace with traditional roof details, using materials to match the existing slates and fascia panels.

Application to revert to a more traditional roof construction to remedy defective work.  
(Original application: APP/12/00889/F)

**APP/24/01366/F**                      **24/01/2025**

Flat 1, 31 Cliff Drive, Poole, BH13 7JE

Front and rear extensions plus internal alterations.

The scheme, while initially appearing straightforward, proposes adding a bedroom and extending the building at both the front and rear. Pre-application advice is summarised in the application documents as "All ok." However, the application contains several drawing errors, such as the omission of north arrows, which makes the proposal unnecessarily confusing. At the front, the addition of an angled sunroom introduces visual tension to the composition of the front elevation. At the rear, an existing patio is proposed to be infilled to create a new bedroom, with internal reconfigurations required to relocate an existing bedroom.

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