

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: April 2025

1. Summary: Reflecting on recent planning activity

April was relatively quiet in terms of planning activity, although several new applications were submitted and two notable appeals were decided. The newly launched BCP Planning Portal is now operational, following a transitional period earlier this year.

Ongoing trends continue to include site intensification and redevelopment, often raising concerns around scale, character, and sustainability. While some proposals show a more considered design approach, others risk undermining local distinctiveness or conflict with established planning guidance.

The Association has submitted objections where appropriate, particularly in cases involving poor consultation with residents, inappropriate massing, or efforts to intensify sites contrary to previous advice.

With appeal decisions now filtering through, it remains clear that design quality and contextual fit remain key issues – both in terms of supporting good development and resisting schemes that fail to respect the area.

The Association will continue to review applications within the Ward and work to ensure that development enhances, rather than erodes, the quality of our built environment.

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R E S I D E N T S ’ A S S O C I A T I O N

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2. OUTSTANDING

2.1 SIGNIFICANT APPLICATIONS (Yet to be determined)

P/25/00608/FUL

26/03/2025

REGISTERED

9 Mountbatten Road Poole BH13 6JE

Extend and alter the existing building and sever the plot to create two houses with associated access and parking.

Whilst extending in a similar style to the original building, this extension also includes the subdivision of the site into two properties. The site is within The Avenue Conservation Area.

As this site-splitting application is within The Avenue Conservation Area, BCPPRA will be submitting an objection.

P/25/00580/CONDR

27/03/2025

REGISTERED

5 Oratory Gardens Poole BH13 7HJ

Variation of condition 2 of planning permission APP/23/00682/F as described in that description of development to amend the approved design as follows: - Formation of a new third storey to plots 1 and 2 - increased footprint to all plots - minor amendments to the elevations of all plots (cladding and window positions) - minor amendments to enlarge the driveways of all plots - inclusion of a replacement swimming pool to plot 3.

Although this is described as a variation to the plans, it is in fact the enlargement of the three proposed dwellings. Individually, the enlargements are minor, but together the increased areas begin to add up and impact the approval. The enlarged proposals appear to be very luxurious, with double en-suites, which questions the need for enlarging the plans.

As this scheme appears to be overdevelopment, BCPPRA will be submitting an objection.

P/25/00352/PNHAS

17/03/2025

REGISTERED

29 Cliff Drive Poole BH13 7JE

Prior approval for enlargement of dwelling house by the construction of 2 additional storeys

Although this scheme appears to technically be compliant with Permitted Development, the result is lacking in design, and the resulting property, although larger, is a rather poor addition to the surrounding area. Permitted Development can work in some situations, but it needs to provide well-designed and in-keeping proposals (design and massing), which the Council can refuse.

As this scheme appears to be overdevelopment, BCPPRA will be submitting an objection.

P/25/00323/FUL

14/03/2025

REGISTERED

385 Sandbanks Road Poole BH14 8HZ

Major application to demolish an existing building and erect a block of 9 apartments with parking, bin and cycles stores.

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The proposal aims to replace a dwelling with a block of apartments. Adjacent to a larger consented scheme, the proposal is much taller and imposing than the existing building. As this scheme appears to be overdevelopment, BCPPRA will be submitting an objection.

P/25/00183/FUL **17/03/2025** REGISTERED

310 Sandbanks Road Poole BH14 8HX

Sever plot and erect a detached dwelling with associated access, parking and landscaping works.

The proposal aims to replace a detached garage with a detached dwelling, fronting Dorset Lake Avenue. Although a dwelling in this location is a clever use of the site, the proposal aims to sit a very large three-bedroom (2800 sq ft), three-storey dwelling on the plot, resulting in an up-side-down house (that BCP tend not to like) with a basement with next to no natural light.

APP/25/00177/F **20/02/2025** REGISTERED

13 Blake Hill Avenue Poole BH14 8QA

Refurbish and extend the existing house to create a 4-bedroom house with ground floor extensions to the rear, new first floor to create 2 bedrooms and rear balconies. New fenestration throughout and modern contemporary aesthetic.

APP/25/00173/F **18/02/2025** REGISTERED

Sandbanks Beach Cafe / Restaurant & Kiosk, Banks Road, Poole, BH13 7QQ

Variation of conditions 3 & 15 of planning permission APP/23/00925/F as described in that description of development to enable minor material amendments to the approved plans as set out in the description and extend the opening hours to 1 am on Thursdays - Saturdays inclusive. The proposed extension of opening hours is likely to raise concerns regarding potential noise and disturbance, particularly given the café's beachfront location. While the operational completion of the building is a priority, consideration should be given to the potential impact on nearby residents. Measures to mitigate noise and disturbance, such as management of late-night operations and potential licensing restrictions, should be explored.

P/25/00170/FUL **07/03/2025** REGISTERED

Carisbrooke 172 Canford Cliffs Road Poole BH13 7ES

Major application for the demolition of existing buildings and erection of a single block of 44 apartments, with associated access, basement parking and cycle/bin storage; and relocate substation

P/25/00168/FUL **06/03/2025** REGISTERED

Penthouse Holly Hill Lodge 9 Alington Road Poole BH14 8LX

The proposal aims to extend the upper floor of a penthouse, and form a personal gym, storage room and shower room. The design is in-keeping with the existing building and doesn't appear to overlook other properties in in adverse way.

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P/25/00148/HOU

03/03/2025

REGISTERED

4 Wilderton Road West Poole BH13 6EF

Erect 6 car garage with home office room above.

This proposal appears identical to an approved application from 2022 (22/00237/F). The site is located within the Branksome Park & Chine Gardens Conservation Area.

However, as it proposes slate-effect tiles within a Conservation Area, doesn't comply with the BCP parking standards, and it proposes to build within the RPA of existing, valued trees, BCPPRA will be submitting an Objection.

P/25/00128/FUL

11/03/2025

REGISTERED

Trevelga 36 Chaddesley Glen Poole BH13 7PF

The proposal aims to remove an existing low boundary entrance wall and piers and replace it with a Purbeck stone entrance wall and piers with a sliding vehicle gate and a new pedestrian access gate, along with associated landscaping amendments.

APP/25/00115/F

07/02/2025

REGISTERED

20 St Clair Road, Poole, BH13 7JR

Demolish existing buildings and erect 2no. detached houses.

The existing building occupies a large proportion of the site. The proposal introduces a pair of traditionally styled detached houses featuring render and brick facades with pitched roofs. While the approach respects traditional architectural forms, the choice of faux slate for the roofs is unfortunate, as more appropriate material choices would better reflect the local character. Consideration should also be given to landscaping and boundary treatments to ensure the development integrates well into the streetscape.

APP/25/00107/F

06/02/2025

REGISTERED

Sandbanks Beach Volleyball Courts, Sandbanks Beach, Poole, BH13 7PP

Change of use and installation of 4 beach volleyball courts with associated nets and picket fence enclosure.

The proposal presents an opportunity to enhance recreational facilities at Sandbanks Beach. However, the lack of designated cycle parking is a notable omission. BCP Council should ensure that appropriate cycle parking is provided as part of this development, in line with sustainability and active travel policies. A row of six Sheffield stands would be a simple yet effective addition, preventing bikes from being locked to street furniture, which can obstruct other beach users. It is surprising that this provision has not been included in the application, as it should be a standard expectation.

P/25/00054/HOU

25/03/2025

REGISTERED

29 Archway Road Poole BH14 9AY

The proposal seeks to replace the existing single-storey side extension, reconfigure the layout, and enlarge the dwelling. The planned extensions include two side extensions—one of which will

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accommodate a new entrance—along with a new front-facing gable-roofed extension. Additionally, external alterations to the existing structure are also included. This is a modest application showcasing good design solutions.

P/25/00049/HOU **10/03/2025** REGISTERED

Bay Tree House 19 Bingham Avenue Poole BH14 8ND

This is a minor application for a timber-clad carport and garden building.

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

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** REGISTERED

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/24/01374/F **17/01/2024** 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/24/01291/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 residents due to the scale and nature of the work.

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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.

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.

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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/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/23/01247/F

13/11/2023

REGISTERED

6 Oratory Gardens, Poole, BH13 7HJ

Demolition of the existing dwelling and the erection of a three-storey block of 14no. flats with basement car parking and new vehicular access from Western Road (closure of existing access off Oratory Gardens).

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 BPCORA.

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2.2 APPEALS (Yet to be determined)

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/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/25/00166/J

17/02/2025

APPROVED

Compton Acres, Canford Cliffs Road, Poole, BH13 7ES

Certificate of lawfulness for existing use or operation for the continued use of Compton Acres cafe/shop as a Class E unit.

Compton Acres is a well-established and valued local asset. Formalising the existing use under Class E aligns with its long-standing function as a café and shop, and is unlikely to generate opposition. The application is a logical step to secure its operational status.

P/25/00138/HOU

11/03/2025

APPROVED

7 Dorset Lake Avenue Poole BH14 8JD

This simple application aims to alter the existing garage to a playroom. It will be interesting to see if the BCP Highways team have any objection to this – as parking capacity is usually a contentious issue.

APP/25/00134/F

12/02/2025

APPROVED

6 Mount Grace Drive, Poole, BH14 8NB

Variation of condition 2 of planning permission APP/21/01340/F as described in that description of development to replace approved plans to allow for changes to the internal layout and exterior design of the approved houses.

The proposed revisions introduce a more traditional aesthetic, incorporating brick facades and pitched roofs. These changes enhance the architectural character of the development and may be viewed as a positive adjustment, particularly in maintaining harmony with the surrounding residential context.

APP/25/00103/F

05/02/2025

WITHDRAWN

1 Chester Road, Poole, BH13 6DD

Side extension to existing garage. Removal of existing garage roof to form new first floor and new sunken terrace area to roof, stepped 1m from eaves edge with pitched roof surround. Increase existing dormer size to allow access to proposed terrace area. Internal connection to first floor via existing stairwell. 1.6m single storey, flat roof, front extension to existing utility room.

The proposal significantly increases the scale of the property, effectively creating a six-bedroom house with additional facilities, including an office, playroom, and studio. Given the scale of the alterations, it would be appropriate for BCP Council to condition that the property remains a single dwelling to prevent future subdivision or intensification of use.

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APP/25/00094/F

31/01/2025

APPROVED

41 Chaddesley Glen, Poole, BH13 7PB

Extension to existing garage, raised roof height to garage, addition of new storey with roof terrace. A relatively modest proposal that seeks to extend the existing structure in line with the neighbouring property. However, an updated arboriculture assessment is required to assess any potential impact on existing trees.

APP/25/00076/F

04/02/2025

APPROVED

5 Elmstead Road, Poole, BH13 7EY

Demolish existing conservatory & erect two-storey side extension.

The proposed extension is a standard addition to the property. However, an updated arboriculture report is necessary to ensure no adverse impact on existing trees.

APP/25/00039/F

24/01/2025

APPROVED

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.

P/25/00028/HOU

24/02/2025

APPROVED

Sandpiper 67B Chaddesley Glen Poole BH13 7PB

Extension to first-floor terrace.

Although the proposed site plan is confusing, it appears the proposal concerns the enlargement of the first-floor terrace on the corner plot. It would extend further than the neighbouring balcony but does provide obscured glazing.

APP/24/01366/F

24/01/2025

APPROVED

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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APP/24/01190/F

14/11/2024

APPROVED

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/24/00786/F

18/07/2024

APPROVED

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/24/00213/F

27/02/2024

APPEAL DISMISSED

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 ALLOWED

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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3.2 SIGNIFICANT APPLICATIONS (Made during this period)

P/25/00839/RM

15/04/2025

REGISTERED

Land on the West of Lakeside Road Poole BH13 6LS

Outline planning permission with some matters reserved to erect 5 houses with garages and parking. Approval of reserved matters in respect of application no: APP/24/00048.

The Association has submitted an objection to the Reserved Matters application for the Lakeside Road site, acknowledging progress but raising concerns about the scale, appearance, and landscaping of the proposed dwellings. In particular, we note that the three-storey height, flat-roof design, and use of timber-effect cladding are not in keeping with the surrounding area or adjacent conservation zones (four of the five dwellings read as two-storey from the street, but the information for the fifth dwelling is unclear). We have asked that the scheme be revised to reduce its visual impact, improve material quality, and strengthen landscaping, in line with local planning policies and the expectations set out at the outline stage.

P/25/00757/FUL

14/04/2025

REGISTERED

Park Court 47 Western Road Poole BH13 6ES

Installation of a lift shaft (Flats at 3rd and 4th floor levels approved under separate application Prior approval application APP/24/01223/PA).

While some residents may welcome the principle of improving accessibility through the addition of a lift, this application raises wider concerns about communication, transparency, and the balance between development and the rights of existing leaseholders. In this case, it appears that meaningful engagement with current residents has not taken place, leading to understandable frustration from those directly affected.

Though not the most intrusive proposal in terms of scale, the installation of the lift shaft would alter the function and access of the building – blocking the existing main entrance and reducing natural light to communal areas. It also sets a precedent for introducing significant structural changes without broad consensus. BPCORA have submitted an objection to the application. This highlights the need for a more collaborative approach to development, where residents' amenity and quality of life are properly considered alongside the ambitions of landlords and developers.

P/25/01013/FUL

17/04/2025

REGISTERED

20 Baillie Park 7-9 Forest Road Poole BH13 6DQ

Erection of a two-storey rear extension with a hip-to-gable roof extension above, including new windows, rooflights, and external materials to match the existing semi-detached family home.

The proposed development seeks to increase internal living space while remaining in-keeping with the surrounding gated neighbourhood in both scale and appearance. It aims to remain subservient to neighbouring dwellings, reflecting their form and architectural character through a consistent use of materials and design.

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P/25/00913/HOU

11/04/2025

REGISTERED

60 Compton Avenue Poole BH14 8PY

The proposal aims to enhance the habitable space, by extending the existing dwelling at the front, side and rear – with a balcony at the rear to maximise the views to the garden.

P/25/00823/FUL

09/04/2025

REGISTERED

2 Lagado Close Poole BH14 8LD

Alterations, extensions to include loft conversion with Juliet balconies and conversion of the bungalow into 2 dwellings.

Although presented as modest alterations, this application proposes significant extensions followed by the subdivision of the existing bungalow into two dwellings. Pre-application advice clearly indicated that such intensification would not be supported, citing concerns over plot capacity and character. While planning consent has since been granted for the extensions alone, this new proposal introduces site-splitting through the back door, now justified by the borough's housing targets. BPC CRA has submitted a formal objection, noting that the scheme conflicts with earlier planning guidance and undermines the established character of Lagado Close.

P/25/00827/FUL

04/04/2025

REGISTERED

48 Compton Avenue Poole BH14 8PY

Demolish the existing house and provide for a replacement four-bedroom detached house.

The Association has submitted an objection to the application at 48 Compton Avenue (P/25/00827/FUL), which proposes to demolish the existing dwelling and construct a replacement four-bedroom house. Although the design of the proposal is fine, replacing a 4-bed house with a new 4-bed house seems excessive. While the proposal maintains a single dwelling, concerns were raised about the unnecessary demolition of a habitable property, representing poor sustainability and resource use; incomplete and misleading plans, particularly the omission of double-height spaces; a first-floor balcony that would overlook neighbouring gardens, causing loss of privacy; and the overall height and bulk of the proposed house, which appears three storeys tall and out of keeping with the street. These issues conflict with several policies in the Poole Local Plan (2018), particularly PP27 (Design) and the Plan's overarching sustainability objectives.

P/25/00764/CONDR

07/04/2025

REGISTERED

4 Lawrence Drive Poole BH13 7EN

Minor material amendment to vary condition no. 2 of application APP/22/00996/F to reduce approved roof size for the approved pool house (Original description - Demolish existing house, garage and annexe and erect 1 No 5 bedroom house with detached garage with au pair accommodation over and pool house).

This isn't contentious, but it is interesting to see the developments within the full application (APP/22/00996/F) are progressing.

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P/25/00689/CONDR **28/04/2025**

REGISTERED

11 Western Avenue Poole BH13 7AL

Variation of Conditions 3, 5, 9 & 10 of planning permission APP/20/00195/F as described in that description of development to regularise the development by varying the wording of pre-commencement conditions where applicable to change the trigger and together with the provision of the requested information under each condition alter these to compliance-based conditions to discharge the stated conditions at the same time.

This application seeks to vary the wording of several pre-commencement conditions attached to the original planning permission at 11 Western Avenue (APP/20/00195/F). The aim is to adjust the timing of these conditions so that the required information can be submitted and discharged together, streamlining the process and improving efficiency.

P/25/00525/FUL **01/04/2025**

REGISTERED

7 Oratory Gardens Poole BH13 7HJ

Demolition of the existing dwelling and the erection of 2 detached dwellings with associated access, parking and landscaping.

This application proposes to demolish the existing dwelling at 7 Oratory Gardens and replace it with two large detached houses, involving subdivision of the plot. The smaller proposed dwelling measures approximately 370m², while the larger—incorporating a basement—extends to around 620m². Although Oratory Gardens lies outside of designated conservation areas, it remains one of the most active roads locally for redevelopment, with frequent planning applications and ongoing changes to its built character.

P/25/00658/HOU **01/04/2025**

REGISTERED

1A Dorset Lake Avenue Poole BH14 8JD

Although described as a single-storey rear and side extension, the proposal at its core represents a comprehensive redevelopment of the existing property. The plans include the demolition of the existing conservatory and carport, significant new additions to create a playroom/bedroom, utility room, extended living and dining areas, and W/C, as well as extensive internal alterations across the ground and basement floors. The application also proposes elevational changes, new roof lights, a new enclosed carport, and the replacement of all ground and first-floor doors and windows. While individually the elements may appear modest, taken together the works amount to a more substantial transformation of the building.
