

BRANKSOME PARK & CANFORD CLIFFS

RESIDENTS' ASSOCIATION

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CANFORD CLIFFS WARD PLANNING LIST

Significant planning applications, appeals and decisions: May 2025

1. Summary: Reflecting on recent planning activity

May has been relatively quiet in terms of new planning submissions, but there has been a noticeable increase in approvals issued. This appears to reflect the gradual clearing of the post-portal backlog and a return to more consistent decision-making timeframes by BCP Council.

Site intensification and redevelopment remain persistent themes, often raising concerns around scale, character, and environmental sustainability. While some recent schemes show a more considered design approach, others continue to fall short in terms of contextual sensitivity and alignment with adopted guidance.

The Association has submitted objections where necessary, including cases involving poor design and a lack of contextual response. In one instance, we submitted a neutral comment specifically to ensure the Council remains procedurally robust in its decision-making. It remains clear that design quality and contextual fit are key considerations in both local and appeal decisions. Proposals that fail to respect local distinctiveness are unlikely to gain support, and rightly so.

The Association will continue to monitor applications and engage with the planning process to help ensure that development enhances, rather than undermines, the character and quality of the Ward.

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2. OUTSTANDING

2.1 SIGNIFICANT APPLICATIONS (Yet to be determined)

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.

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/25/00839/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/25/00827/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

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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/25/00823/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. BPCCRA has submitted a formal objection, noting that the scheme conflicts with earlier planning guidance and undermines the established character of Lagado Close.

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.

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. BPCCRA 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.

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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/25/00658/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.

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, BPCRA 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

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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, BPCCRA will be submitting an objection.

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/25/00323/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.

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, BPCCRA 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/25/00173/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.

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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 an adverse way.

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.

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 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.

APP/24/01374/F

17/12/2024

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

BPCCR 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 BPCCR 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, BPC CRA 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, BPC CRA 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 BPC CRA.

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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)

P/25/00352/PNHAS **17/03/2025**

APPROVED

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, BPCCRA will be submitting an objection.

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

APPROVED

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.

P/25/00148/HOU **03/03/2025**

APPROVED

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, BPCCRA will be submitting an Objection.

P/25/00128/FUL **11/03/2025**

APPROVED

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/25/00107/F **06/02/2025**

APPROVED

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

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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/25/00049/HOU

10/03/2025

APPROVED

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

APPROVED

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

APPROVED

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.

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3.2 SIGNIFICANT APPLICATIONS (Made during this period)

P/25/01192/CONDR **30/04/2025**

REGISTERED

51 Banks Road Poole BH13 7PP

Variation of condition 2 of planning permission APP/24/00605/F as described in that development to remove side-facing corner glazing and increase approved ridge height by 250mm to allow for concrete frame construction method.

P/25/01182/HOU **01/05/2025**

REGISTERED

33 Cassel Avenue Poole BH13 6JD

The application seeks to regularise the built work, for a single-storey side and rear extension and conversion of the loft to create bedroom/en-suite.

The site is within the Avenue Conservation Area.

P/25/01216/FUL **07/05/2025**

REGISTERED

31A The Avenue Poole BH13 6LJ

The proposal seeks to demolish a large existing dwelling and replace it with a block of eight flats with basement parking. The design is relatively bland and does little to enhance the character or setting of the adjacent Avenue Conservation Area.

As an Association, we are not opposed to development in principle. However, we have submitted an objection due to concerns around highway safety (given the poor visibility and intensified access), overdevelopment, the building's scale and unsympathetic design, its impact on the Conservation Area, and the cumulative pressure from densification on local infrastructure. The scheme appears speculative and targeted at the high-end or second-home market, offering little benefit to the local housing mix or community. We consider the application to be in conflict with both national and local planning policy, and have requested that it be refused in its current form.

P/25/00728/FUL **08/05/2025**

REGISTERED

The Lodge 2A Burton Road Poole BH13 6DU

Replacement dwelling with associated parking and access.

One of FOUR concurrent applications – the first three proposing single 4-bed dwellings each with different roof forms, and the fourth proposing an office. This proposal includes a pitched roof.

The collection of proposals lacks design clarity and do not contribute positively to the Branksome Park and Chine Gardens Conservation Area – BPCCRA have submitted an objection to each of the applications.

P/25/00729/FUL **08/05/2025**

REGISTERED

The Lodge 2A Burton Road Poole BH13 6DU

Replacement dwelling with associated parking and access.

One of FOUR concurrent applications – the first three proposing single 4-bed dwellings each with different roof forms, and the fourth proposing an office. This proposal includes a split-pitched roof.

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The collection of proposals lacks design clarity and do not contribute positively to the Branksome Park and Chine Gardens Conservation Area – BPCCRA have submitted an objection to each of the applications.

P/25/00734/FUL

08/05/2025

REGISTERED

The Lodge 2A Burton Road Poole BH13 6DU

Replacement dwelling with associated parking and access.

One of FOUR concurrent applications – the first three proposing single 4-bed dwellings each with different roof forms, and the fourth proposing an office. This proposal includes a flat roof.

The collection of proposals lacks design clarity and do not contribute positively to the Branksome Park and Chine Gardens Conservation Area – BPCCRA have submitted an objection to each of the applications.

P/25/00741/FUL

08/05/2025

REGISTERED

The Lodge 2A Burton Road Poole BH13 6DU

Replacement building to create a Class E office with associated access and parking.

One of FOUR concurrent applications – the first three proposing single 4-bed dwellings each with different roof forms, and the fourth proposing an office. This proposal includes a double-height commercial office. The collection of proposals lacks design clarity and do not contribute positively to the Branksome Park and Chine Gardens Conservation Area – BPCCRA have submitted an objection to each of the applications.

P/25/00924/HOU

07/05/2025

REGISTERED

Land rear of 22 Balcombe Road Poole BH13 6DU

This application aims to add a car port to the front-side elevation of the house. The site is within the Branksome Park and Chine Gardens Conservation Area.

P/25/01429/HOU

16/05/2025

REGISTERED

65 Compton Avenue Poole BH14 8PX

Proposed development comprises a single-storey rear extension incorporating internal alterations, a first-floor front extension, and the conversion of the loft to provide additional accommodation within an extended roof structure. The scheme also includes minor amendments to the existing site boundary walls and the construction of a new detached garage building.

P/25/01409/CONDR

22/05/2025

REGISTERED

Land rear of 22 Balcombe Road Poole BH13 6DU

This application proposes minor amendments to the previously approved planning permission APP/23/0778/F. The changes include alterations to the sizes of existing windows and the addition of a couple of new bathroom windows.

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

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P/25/01673/HOU

29/05/2025

REGISTERED

1A Links View Avenue Poole BH14 9QT

The proposal aims to add a first floor, designed in a similar bold style to the existing building, to create a first-floor master suite with balcony, alongside the addition of a new carport.

While the description is relatively unassuming, the works represent a substantial transformation, converting a single-storey dwelling into a two-storey property.

P/25/01706/FUL

30/05/2025

REGISTERED

Corscombe The Drive Brudenell Avenue Poole BH13 7NW

Demolish existing buildings and erect a 7 bedroom faux-Georgian mansion, with an indoor pool, as well as a garage block with annexe above.

The applicant is seeking exemption from Biodiversity Net Gain (BNG) requirements on the basis that the development qualifies as a self-build under the Self-build and Custom Housebuilding Act 2015. However, under Section 1A(1) of the Act, the owner must occupy the completed dwelling as their main residence for at least three years. This is a legal requirement—not a formality. BPCCRA have added a comment to the application, acknowledging that if the Council is minded to approve the application as a self-build, it must ensure that this condition is fully met. That includes the applicant living in the property, being registered at the address, and paying council tax here for the full three-year period. We strongly object to any exemption from BNG requirements being granted unless this is secured through formal, enforceable measures.
