

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: July 2025

1. Summary: Reflecting on recent planning activity

July saw a modest number of new applications, but also some recurring themes: gaps in submitted information, proposals testing the limits of policy compliance, and continued pressure from site intensification and redevelopment.

Several submissions contained incomplete or unclear details, while others pushed compliance boundaries to a degree that, if approved, could begin to erode local character. In contrast, a few simply sought to correct descriptions for works already approved—a surprising departure from the site-splitting, over-intensified, or under-documented proposals that have become increasingly common. While some schemes this month demonstrated a more thoughtful design response, others still fell short of aligning with adopted planning guidance or respecting the area's established character.

No planning decisions—refusals, approvals, or withdrawals—were issued in July. The Association has continued to submit objections where warranted, particularly in cases where design quality is poor or proposals fail to respond meaningfully to their surroundings.

Feedback was also provided to NORA and submitted to the Government Consultation on the Reform of Planning Committees and Build-Out Transparency. In both cases, the Association emphasised the need for consistency, transparency, and genuine community input in decision-making, and stressed that the quality of development must go hand-in-hand with delivery speed, with local authorities empowered to enforce that balance.

We will continue to monitor applications closely and engage actively with the planning process to ensure that future development supports—rather than undermines—the distinctive character and quality of the Ward.

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2. OUTSTANDING

2.1 SIGNIFICANT APPLICATIONS (Yet to be determined)

P/25/02095/HOU **19/06/2025**

REGISTERED

44 Links Road, BH14 9QS

Part demolition of the existing pitched roof single-storey garage and replacement with garage / store and studio gym.

P/25/01526/FUL **02/06/2025**

REGISTERED

29 Cliff Drive, BH13 7JE

Demolition of existing house and erection of a replacement dwelling with integrated garage, swimming pool and associated landscaping works.

This is one of two near identical applications for the plot – a month after a Permitted

Development application to add two storeys to the existing two-storey building was approved.

This application uses that PD approval (which is largely irrelevant) as a precedent to demolish the existing two-storey dwelling and replace it with a four-storey modern dwelling on the site.

The Branksome Park and Canford Cliffs Residents' Association has submitted an objection, largely in response to the scale of the proposal and the manner of the application(s).

P/25/01525/FUL **02/06/2025**

REGISTERED

29 Cliff Drive, BH13 7JE

Demolition of existing house and erection of a replacement dwelling with integrated garage, swimming pool and associated landscaping works.

This is one of two near identical applications for the plot – a month after a Permitted

Development application to add two storeys to the existing two-storey building was approved.

This application uses that PD approval (which is largely irrelevant) as a precedent to demolish the existing two-storey dwelling and replace it with a four-storey modern dwelling on the site.

The Branksome Park and Canford Cliffs Resident Association has submitted an objection, largely in response to the scale of the proposal and the manner of the application(s).

P/25/01439/HOU **07/06/2025**

REGISTERED

15A Brudenell Avenue

Two-storey side extension and single-storey side extension. Rear balcony and extension to front balcony.

While the proposed works are not, in isolation, particularly extreme, the site history raises concerns.

Specifically, there appears to be a lack of up-to-date Tree Preservation Order (TPO) information.

An objection has therefore been submitted primarily to ensure proper Council procedures are

being followed. Notably, four trees previously covered by TPO 36/1999 no longer appear to be

present on the site. There is no clear evidence of consent having been granted for their removal,

nor any accompanying documentation to justify their absence. This discrepancy warrants

investigation and clarification before any further development is approved.

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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.

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/25/01429/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.

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.

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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/25/01013/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/25/00924/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/25/00839/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

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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 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/25/00741/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/25/00734/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.

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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. 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/25/00728/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/25/00689/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.

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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, BPC CRA 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.

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

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.

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Consideration should also be given to landscaping and boundary treatments to ensure the development integrates well into the streetscape.

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.

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/24/01116/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,

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and its detrimental impact on the environment, visual amenity, and structural stability of the cliff face BPCCR 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, BPCCR 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, BPCCR 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 BPCCR.

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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)

No planning decisions (refusals, approvals, or withdrawals) were issued this month.

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3.2 SIGNIFICANT APPLICATIONS (Made during this period)

P/25/02753/CLE

25/07/2025

REGISTERED

Coolhurst 383 Sandbanks Road Poole BH14 8JA

Certificate of Lawful Development existing to demonstrate lawful implementation of planning application APP/21/01352/F and that the application remains extant.

This brief report confirms that construction has commenced, falling just within the permitted three-year window.

P/25/02608/FUL

18/07/2025

REGISTERED

48 Nairn Road Poole BH13 7NH

Demolish existing dwelling and erect 2no Detached dwellings with associated access and parking.

Although the design includes some traditional features like pitched roofs, the overall scheme tries to squeeze too much onto the site. The two new houses are too big for the plot, leaving very little space between them or for gardens and greenery. This makes the layout feel cramped and out of place compared to the wider, greener plots that define the character of the road. The result is a more suburban feel that doesn't fit well with the established look and feel of the area.

BPC CRA has submitted an objection to the proposal in its current form.

P/25/02611/NMA

18/07/2025

REGISTERED

5 Dornie Road Poole BH13 7NL

Non-Material amendment to approved application APP/24/01034/F for Demolition of conservatory, erection of basement extension, ground floor rear extension, altered flat roof to existing front entrance canopy, new garage roof replacing the existing pitched roof structure with a flat roof.

This is an interesting application, which appears to have been submitted solely to revise the description of the approved development – altering the wording from “gable” to “front entrance canopy”. The proposed works remain unchanged, and the submitted amendment serves only to update the description. The correction indicates that the original wording did not accurately reflect the approved design in relation to the entrance canopy.

P/25/02482/FUL

17/07/2025

REGISTERED

2 Burton Road and 22 Balcombe Road Poole BH13 6DU

Single storey front extensions.

A previous subdivision of the large plot at 2 Burton Road and 22 Balcombe Road created four dwellings within the Branksome Park & Chine Gardens Conservation Area. The current application seeks front extensions to both 2 Burton Road and 22 Balcombe Road, projecting forward of the existing building line. The submitted plans show a direct internal connection between the two properties, creating uncertainty over whether they are genuinely separate dwellings or one continuous house.

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The unclear dwelling status affects the proportionality of the works – modest if one large house, but substantial for one half of a pair, particularly at 22 Balcombe Road. Combined, the extensions create a broad, continuous frontage, increasing bulk, reducing openness, and eroding the spacious, landscaped character that defines the Conservation Area. BPCCRA has objected on the grounds of unclear application information, harmful cumulative plot subdivision, and excessive scale and massing contrary to Local Plan policies PP27 and PP30.

P/25/02458/CONDR **10/07/2025**

REGISTERED

5 Dornie Road Poole BH13 7NL

Variation of condition 2 of planning permission APP/24/01034/F as described in that description of development to enable Material Minor Amendments to be made to the approved plans to include fenestration changes and insertion of gable to front elevation.

This application records a proposed change from a flat roof to a pitched gable at the front of the building. The amendment is positive, as the pitched form relates more comfortably to the existing massing.

P/25/02455/FUL **24/07/2025**

REGISTERED

Flat 1, 2 Maxwell Road Poole BH13 7JB

The application seeks to subdivide the existing ground-floor flat into two self-contained dwellings. The works include internal reconfiguration, a new porch canopy, creation of two separate entrances, replacement timber windows and doors, and improvements to the garden boundary. The existing four parking spaces would be retained, with cycle parking to be secured by condition.

An objection is not considered necessary in this case. The property lies outside the Branksome Park & Canford Cliffs Conservation Area following the 2014 boundary revision, so there is no statutory heritage impact. The external changes are modest and would refresh a building with a somewhat tired appearance. The proposal is consistent with local planning policy, would not harm local character or residential amenity, meets parking standards, and provides a small increase in housing provision. The only point to note is that the applicant's statement incorrectly refers to the site being within the conservation area, which should be noted and corrected by the LPA.

P/25/02367/CONDR **07/07/2025**

REGISTERED

Levante 4 Meriden Close Poole BH13 7JT

Variation of condition 2 of planning application APP/23/00178/F as described in that description of development to extend the rear-facing second-floor terrace.

A previous consent for 4 Meriden Close approved a replacement dwelling with a limited second-floor terrace and conditions to prevent the wider flat roof from being used as amenity space, alongside obscure glazing to protect neighbouring privacy. The new proposal seeks to enlarge the terrace across much of the south-western flat roof and omits the obscure glazing from certain second-floor windows.

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Extending the terrace would remove the visual buffer provided by the un-terraced roof, creating sustained overlooking into neighbouring gardens and private outdoor areas. The omission of obscure glazing further increases direct views into adjoining properties. These changes breach key conditions of the approved scheme, conflict with Local Plan policy on protecting residential amenity, and set an undesirable precedent for similar developments. The application should be refused to uphold the original safeguards. BPC CRA has submitted an objection.

P/25/02402/PNDF

07/07/2025

REGISTERED

Park Court 47 Western Road Poole BH13 6ES

Prior approval notification for two additional storeys.

This application combines two elements: the installation of a new lift shaft – previously submitted as a standalone full application and later withdrawn (P/25/00757/FUL) – and two additional storeys, already approved under Permitted Development via prior approval (APP/24/01223/PA). The current submission effectively reintroduces the lift shaft under the Permitted Development route, following the unexplained removal of the earlier application from the planning website, without formal notice or communication.

While the goal of improving accessibility may be welcomed by some, the proposal raises wider concerns regarding transparency, communication, and the balance between development ambitions and the rights of existing leaseholders. In this case, there appears to have been minimal engagement with current residents, resulting in understandable frustration among those most affected.

Though not the most visually intrusive, the lift shaft would significantly alter the function and access of the building – blocking the existing main entrance and reducing natural light to communal areas. More significantly, it risks setting a precedent for major structural changes being advanced without broad consensus.

BPC CRA has submitted a formal objection. We believe this case highlights the need for a more collaborative and transparent approach to development – one that fully considers the amenity and quality of life of existing residents, alongside the objectives of landlords and developers. There are also inconsistencies in the submitted documentation which raise questions about the proposal's eligibility under Permitted Development.

P/25/02147/FUL

01/07/2025

REGISTERED

34 Buccleuch Road Poole BH13 6LF

Demolish existing property and erect a block of 13 flats with associated parking, access and landscaping.

A previous application for 34 Buccleuch Road was approved for a three-storey building of 10 flats with basement parking and vehicular access from The Avenue. The new proposal seeks to

BRANKSOME PARK & CANFORD CLIFFS

RESIDENTS' ASSOCIATION

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replace the existing house with a four-storey block of 13 flats, associated parking and landscaping, and a new vehicular access from Buccleuch Road.

Relocating the access would bring traffic, noise, and servicing activity to a quiet residential street with no precedent for flats. The extra storey and increased unit count would heighten the building's scale and density, leading to greater occupancy, more vehicle movements, and additional pressure on local services. Despite the larger footprint, there is no meaningful improvement in environmental performance over the approved scheme. These changes amount to a materially new development that should be assessed afresh and refused unless clear benefits can be demonstrated. BPC CRA has submitted an objection.