

BRANKSOME PARK & CANFORD CLIFFS

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

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: January 2026

1. Summary: Reflecting on recent planning activity

January was a decision-heavy month for planning activity in the Canford Cliffs ward, with a large number of determinations issued on applications submitted in previous months and comparatively few new applications coming forward. The range of decisions covered both modest householder proposals and more significant schemes within Conservation Areas, providing a useful snapshot of how policy is currently being applied in practice.

The decisions issued during the month present a mixed picture. Some approvals demonstrate a careful and proportionate response to local character and policy, while others reflect ongoing concerns around scale, materials, boundary treatments and the cumulative impact of incremental change, particularly in sensitive Conservation Area settings.

New applications registered in January were limited in number and largely domestic in nature. Where BPCCRA commented, this focused on protecting residential amenity, safeguarding local character and ensuring that Conservation Area policies were properly applied, rather than opposing development in principle.

BPCCRA will continue to monitor both new submissions and issued decisions closely, using the outcomes of recent cases to inform future responses and to promote consistent, transparent and well-reasoned planning decisions across the ward.

BRANKSOME PARK & CANFORD CLIFFS

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

THE PARISH OFFICE • THE BRANKSOME ST ALDHELM CENTRE • 401 POOLE ROAD • BRANKSOME • POOLE • DORSET • BH12 1AD

2. OUTSTANDING

2.1 SIGNIFICANT APPLICATIONS (Yet to be determined)

P/25/05329/HOU 24/12/2025

REGISTERED

41 Chaddesley Glen Poole BH13 7PB

Internal alterations and refurbishment. First floor extension with roof terrace.

The application proposes internal alterations and extensions, but the description of the development is inaccurate. While described as a first-floor extension with a roof terrace, the submitted drawings indicate the creation of a substantial second-floor extension amounting to a new storey, with only a minor first-floor addition. The discrepancy undermines transparency and meaningful public consultation. An objection has been raised seeking clarification as to how the description was considered adequate for validation, and requesting that the description be corrected and the application re-advertised before determination.

P/25/05330/COND R 24/12/2025

REGISTERED

49 Cliff Drive Poole BH13 7JF

Variation of condition 2 (plans list) of planning permission APP/24/01393/F (Single storey extension to rear, external alterations and detached garage) for changes to roof, to include removal of 2 x Chimneys due to structural safety issues

This appears to be a fairly minor amendment, to replace two chimneys and remove one.

P/25/05033/HOU 16/12/2025

REGISTERED

61 Canford Cliffs Road Poole BH13 7AQ

Erect a single-storey extension, additional accommodation in the loft, alteration and remodel to the exterior of the building and demolition and replacement of the outbuilding

The site lies within the Branksome Park and Chine Gardens Conservation Area. No proposed plans have been submitted for the replacement garage, which forms an integral part of the scheme. The absence of this information undermines the ability to properly assess the proposal and represents clear grounds for resubmission and a restart of the public consultation. The application should not have been validated without this information being provided. BPCCRA have submitted an objection on procedural grounds.

P/25/05168/HOU 15/12/2025

REGISTERED

57 Branksome Towers Poole BH13 6JU

Erection of ground floor porch, side extensions, remodelled front bays, balconies, rear oriel windows and formation of new 2nd floor level to dwellinghouse.

BRANKSOME PARK & CANFORD CLIFFS

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

THE PARISH OFFICE • THE BRANKSOME ST ALDHELM CENTRE • 401 POOLE ROAD • BRANKSOME • POOLE • DORSET • BH12 1AD

The proposal would transform the property from a two-storey, pitched-roof dwelling into a three-storey, flat-roofed building through the introduction of a full additional storey, balconies and extensive remodelling. The upper level reads as a complete new storey rather than roof accommodation, resulting in a significant increase in height and massing. Taken cumulatively, the scale and roof form are out of keeping with the established, roof-led character of Branksome Park and give rise to concerns regarding overdevelopment, visual dominance and impact on residential amenity. On this basis, BPCCRA objected to the proposal as being contrary to Policies PP2, PP13 and PP15 of the Poole Local Plan and the design objectives of the NPPF.

P/25/05044/HOU **04/12/2025**

REGISTERED

Moonbeam 15A Crichel Mount Road Poole BH14 8LT

Single-storey side extension.

P/25/05046/COND **04/12/2025**

REGISTERED

16 Lakeside Road Poole BH13 6LR

Variation of condition No. 2 (Plans List) of planning permission APP/24/00786/F (Original description of development - Demolish existing buildings and erect block of 4 flats with parking) for revised internal layouts, altered exterior materials palette, amendment to terraces, straighten angle of south eastern wall and reduced width of top floor.

BPCCRA submitted an objection focused on the lack of clarity and transparency in the information provided. Although the application sought to vary an already approved scheme, the submitted drawings did not clearly show what had previously been approved and what was now being changed. In particular, the approved building outline was not shown on the proposed drawings, making it difficult to understand where the building was being enlarged, how its footprint and massing were changing, or how alterations applied across different floors. This lack of clarity made it hard for residents, neighbours and the Council to properly assess the proposal and undermined meaningful public consultation. Given the site's sensitive context and its long and contentious planning history, BPCCRA was concerned that further incremental changes were being introduced without a clear or transparent basis for assessment, and that the application had been validated despite these shortcomings.

P/25/04850/FUL **01/12/2025**

REGISTERED

4 Chester Road Poole BH13 6DD

Alterations and conversion of semi basement garage, utility/ workshop, storage areas and undercroft to provide a 1 bedroom dwelling, closure of existing vehicular access, erection of 1.8m high fencing and personnel gate and provision of a cycle store.

This is a revised scheme following the refusal of an earlier proposal for a two-bedroom apartment, to which BPCCRA objected. The current application proposes the conversion of an existing unused semi-basement into a single one-bedroom flat. The scheme does not extend the building or increase its height or footprint, with all works contained within the existing envelope.

BRANKSOME PARK & CANFORD CLIFFS

RESIDENTS' ASSOCIATION

THE PARISH OFFICE • THE BRANKSOME ST ALDHELM CENTRE • 401 POOLE ROAD • BRANKSOME • POOLE • DORSET • BH12 1AD

The issues that led to refusal of the previous application, including poor living conditions associated with a second bedroom and a lightwell, have been addressed by reducing the proposal to a single unit and omitting the lightwell entirely. The revised plans show only limited external changes at basement level, which are largely screened and do not affect the character or appearance of the Chester Road Conservation Area. Highways, environmental and technical matters have been satisfactorily resolved, and the application is clearly presented and procedurally sound. While the quality of the architecture remains open to question, the proposal is modest, policy-compliant and unlikely to cause harm to the character of the area or neighbouring amenity.

P/25/04912/COND
01/12/2025

REGISTERED

70 Anthonys Avenue Poole BH14 8JJ

Variation of condition No.2 (List of approved plans) of planning permission APP/24/00114/F/Appeal Decision APP/V1260/W/24/3354269 for proposed changes to ground floor to include bedrooms changed to home office and new side doors to the kitchen areas which open out onto the extended patio areas on both dwellings, joining wall between houses moved forwards, first floor changes for roof light over the main entrance to be removed, curved walls introduced to front elevation and rear planters reduced in depth to enable rear balconies for master bedroom areas of both dwellings, second floor changes to both dwellings for lounge areas changed to bedrooms, entrance to bathroom moved from bedroom into hallway and the installation of new balconies.

P/25/04914/FUL
28/11/2025

REGISTERED

48 Nairn Road Poole BH13 7NH

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

This looks like a legitimate resubmission responding to refusal reasons, rather than a repeat or an attempt to push through unchanged development. An objection would be difficult to sustain on planning grounds alone and could dilute BPCCRA's position on more clearly harmful schemes. A neutral stance, or no comment, is the more robust option here.

P/25/04892/FUL
27/11/2025

REGISTERED

13-15 Lindsay Road Poole BH13 6AN

Demolition of existing buildings and erection of a residential development comprising of 24 flats with associated access, parking, cycle and bin storage.

Although Lindsay Road has seen several recent developments of a similar scale, this proposal feels underdeveloped for its sensitive location on the edge of the Branksome Park and Chine Gardens Conservation Area. The Design and Access Statement presents precedents of high-quality residential facades, yet the materials schedule specifies uPVC windows, which is not appropriate for a Conservation Area and conflicts with established policy.

BRANKSOME PARK & CANFORD CLIFFS

RESIDENTS' ASSOCIATION

THE PARISH OFFICE • THE BRANKSOME ST ALDHELM CENTRE • 401 POOLE ROAD • BRANKSOME • POOLE • DORSET • BH12 1AD

P/25/04580/COND R 07/11/2025

REGISTERED

4 Imbrecourt Poole BH13 7NP

Variation of condition 2 of planning application APP/24/01041/F (Refurbishment and extensions to existing bungalow to create new floor to the rear to create 4 bedroom house with garage) to include alterations to plans relating to change in design: changes to approved finishing materials, addition of lantern roof at first floor level and re-configuration of the rear elevation with glazed openings & re-configuration of approved balconies.

There is an unrealistic amount of glass on the rear façade of this application. It will be interesting to see how it develops.

P/25/04013/COND R 14/10/2025

REGISTERED

39 Brudenell Avenue, Poole, BH13 7NW

Variation of condition nos. 2, 6, 8, 11, 13, 16, 19, 20 and 21 of APP/24/01052/F for amendments to increase 2nd and 3rd floor levels, reconfiguration of flats and associated changes, details of landscaping, dust management, EV charging points and revised basement parking, cycle store and plant area layout (Original description - Demolition of the existing building and construction of seven apartments with associated parking, landscaping and access at 39 Brudenell Avenue, Poole, BH13 7NW. Application for Variation of Conditions 2 (plans list), 5 (Screening to Balcony), 6, 7, 15 (Non standard Conditions), 19 (Parking/Turning Provision) and 20 (Provision of Visibility Splays) of Planning Permission APP/23/01263/F as described in that Description of Development to reflect plans to increase the size of flat 7 by including an additional third floor, increasing the width of the first and second floor on the south elevation and including additional windows on the south elevation).

A variation to the existing apartment approval, aiming to enlarge the top-floor flat and adjust some façade details, including windows and internal layouts.

P/25/03250/HOU 26/09/2025

REGISTERED

8 Bury Road, Poole, BH13 7DB

Single-storey rear extension to create additional gym area, single-storey rear extension to create sauna & steam room, rear patio area extension including steps to raised garden area. Installation of a Padel Court. Roof extension to covered BBQ pavilion.

This application pulls together several modest rear extensions – for a gym, sauna, and steam room – along with a reworked patio and steps up to the garden. Most of these are minor and wouldn't raise planning issues. However, the inclusion of a new padel court is more contentious, with several neighbours objecting due to likely noise from play and the potential for light spill from any future flood-lighting. The site is located within the Branksome Park and Chine Gardens Conservation Area. BPCCRA have submitted an objection.

BRANKSOME PARK & CANFORD CLIFFS

RESIDENTS' ASSOCIATION

THE PARISH OFFICE • THE BRANKSOME ST ALDHELM CENTRE • 401 POOLE ROAD • BRANKSOME • POOLE • DORSET • BH12 1AD

P/25/03736/HOU

23/09/2025

REGISTERED

1 Brudenell Road, Poole, BH13 7NN

Addition of two Air Conditioning Units to 2nd floor rear elevation.

This non-contentious application is for the addition of two air conditioning units located on a rear balcony.

P/25/03299/HOU

29/08/2025

REGISTERED

5 Chaddesley Wood Road, Poole, BH13 7PN

Extensions, and remodel of the existing dwelling to a contemporary 3-storey dwelling with balconies.

The primary concerns relate to overlooking and loss of privacy affecting the ground-floor bedrooms. Unfortunately, the application was reviewed too late for us to submit a formal comment. However, several objections were received, including some that appear to have been AI-generated but are nevertheless well-substantiated.

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/25/00689/COND

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

BRANKSOME PARK & CANFORD CLIFFS

RESIDENTS' ASSOCIATION

THE PARISH OFFICE • THE BRANKSOME ST ALDHELM CENTRE • 401 POOLE ROAD • BRANKSOME • POOLE • DORSET • BH12 1AD

timing of these conditions so that the required information can be submitted and discharged together, streamlining the process and improving efficiency.

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.

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.

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 BPCCRA has submitted 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, BPCCRA has raised an objection to this application.

BRANKSOME PARK & CANFORD CLIFFS

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

THE PARISH OFFICE • THE BRANKSOME ST ALDHELM CENTRE • 401 POOLE ROAD • BRANKSOME • POOLE • DORSET • BH12 1AD

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 BPCCRA.

BRANKSOME PARK & CANFORD CLIFFS

RESIDENTS' ASSOCIATION

THE PARISH OFFICE • THE BRANKSOME ST ALDHELM CENTRE • 401 POOLE ROAD • BRANKSOME • POOLE • DORSET • BH12 1AD

2.2 APPEALS (Yet to be determined)

P/25/00734/FUL 08/05/2025

APPEAL LODGED

The Lodge 2A Burton Road Poole BH13 6DU

Replacement dwelling with associated parking and access.

One of three concurrent applications, each with a different roof form - 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.

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

APPEAL LODGED

The Lodge 2A Burton Road Poole BH13 6DU

Replacement dwelling with associated parking and access.

One of three concurrent applications, each with a different roof form - 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.

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

APPEAL LODGED

The Lodge 2A Burton Road Poole BH13 6DU

Replacement dwelling with associated parking and access.

One of three concurrent applications, each with a different roof form - 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.

APP/24/01005/P 06/09/2024

APPEAL LODGED

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, BPCCRA submitted an objection.

BRANKSOME PARK & CANFORD CLIFFS

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

THE PARISH OFFICE • THE BRANKSOME ST ALDHELM CENTRE • 401 POOLE ROAD • BRANKSOME • POOLE • DORSET • BH12 1AD

3. NEW

3.1 SIGNIFICANT DECISIONS (Made during this period)

P/25/05135/COND R 11/12/2025

APPROVED

3 Dover Close Poole BH13 6EA

Variation of Condition 2 (Approved Plans), 3 (Materials Schedule), 4 (Bathroom Windows), 6 (EVC Points), 7 (Arboricultural Method Statement) and 9 (Site Landscaping Plan) of planning permission APP/22/00748/F (Vary Condition 2 of planning permission APP/22/00093/F to add a plant room to north east elevation) to enable material amendments to the approved scheme

The application seeks to redesign an already approved dwelling through a Section 73 variation. While both approved and proposed drawing sets have been submitted, the proposed plans do not clearly reference or overlay the approved footprint, making it difficult to understand precisely what changes are being sought. This lack of clear comparative information undermines transparency and makes it challenging for the Council and the public to properly assess the extent and impact of the revised proposal.

BPCCRA have submitted an objection on procedural grounds.

P/25/05096/COND R 09/12/2025

APPROVED

7 Martello Road Poole BH13 7DQ

Variation of condition No. 2 (Plans List) of planning permission APP/23/00320/F (Original description of development - Demolition of an existing residential bungalow, and the construction of a part two-, part single-storey dwelling and associated landscaping. Variation of Condition 2 (approved plans) of Planning approval APP/22/00841/F to relocate the pool to a more central position, revise the gym and pool living room in response to the new pool location, introduce one additional window to the Martello Road elevation to facilitate the addition of a study/home office and replace the perforate brick wall to the drive with a slatted timber fence) to introduce a dwarf wall positioned in front of the existing hedge along the boundary that fronts Martello Road and Bury Road and upgrade the SSEN supply.

P/25/04930/COND R 01/12/2025

APPROVED

7 Newton Road Poole BH13 7EX

Variation of condition 2 (plans list) and removal of condition 6 of APP/24/00380/F (Partial demolition, alterations to the roof form, first floor and ground floor extensions, remodel of existing dwelling, widened vehicular access and extended driveway) to remove the previously approved no dig solution requirement to the garage and front drive and provide location for the 2 new replacement Himalayan birch trees to be planted.

This represents a fairly standard variation, working through the conditions attached to the approved application, following separate tree applications.

BRANKSOME PARK & CANFORD CLIFFS

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

THE PARISH OFFICE • THE BRANKSOME ST ALDHELM CENTRE • 401 POOLE ROAD • BRANKSOME • POOLE • DORSET • BH12 1AD

P/25/04667/FUL

13/11/2025

APPROVED

Flat 115 Ravine Road Poole BH13 7HT

Erection of single-storey side extension, raise existing flat roof, erection of new boundary fencing/walling, alterations to fenestration, alterations to existing wall and roof finishes, installation of an air source heat pump on top of the flat roof of the single-storey rear extension.

The site lies within the Canford Cliffs Village Conservation Area. A parallel application for Demolition in a Conservation Area was also submitted and validated by BCP, although it was not required. BPCCRA has submitted an objection. While the principle of modest alterations is not contentious, the proposal in its current form falls short of Conservation Area policy expectations, particularly in relation to materials, fenestration and boundary treatments.

P/25/04627/HOU

11/11/2025

APPROVED

24 Avalon Poole BH14 8HT

Creation of new roof structures and new roof profile to replace existing roof. Installation of solar voltaic panels on the south facing elevation. Create vaulted open plan living spaces on the first floor with new window profiles.

P/25/04514/HOU

05/11/2025

WITHDRAWN

1 Martello Road South Poole BH13 7HF

Refurbishment and extension of existing dwelling, including removal of incongruous additions and redundant chimney; formation of a new roof with two gabled dormers and a replacement chimney; construction of minor single-storey extensions to the front, side, and rear to regularise the footprint; garden-facing extension; replacement detached garage and adjoining car port with integrated solar panels; a single-storey garden office; and associated landscaping, access, and external works.

The aim of this proposal is to modernise and futureproof the existing dwelling, whilst respecting the site and its context, through a series of demolitions and sensitive extensions. This site is within the Branksome Park Conservation Area.

P/25/04404/HOU

28/10/2025

APPROVED

6 Ettrick Road, Poole, BH13 6LG

Amendments to site boundary treatment to street frontage; form level top to wall by in-filling existing scalloped top edge to rendered panels within brick wall, and replacement of gates.

A tidy-up of the front boundary wall, removing the scalloped top and slightly increasing the height for a cleaner, more contemporary look. The site is located within The Avenue Conservation Area.

BRANKSOME PARK & CANFORD CLIFFS

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

THE PARISH OFFICE • THE BRANKSOME ST ALDHELM CENTRE • 401 POOLE ROAD • BRANKSOME • POOLE • DORSET • BH12 1AD

P/25/04383/HOU 27/10/2025

APPROVED

3 Bingham Avenue, Poole, BH14 8ND

Proposed single-storey side extension for orangery

A side orangery addition - modest in scale and should sit comfortably alongside the existing house, assuming privacy to the boundary is maintained.

P/25/04179/HOU 21/10/2025

APPROVED

4 Forest Road, Poole, BH13 6DH

3.7m x 6.8m, single-storey garage-side extension with matching gable-to-gable pitched roof.

Matching double doors to rear. 3m wide, second-floor rear dormer, complete with a hipped roof.

Proposes a garage extension and a new rear dormer, both matching the existing roofline and materials to stay consistent with the main house. The site is located within the Chester Road Conservation Area.

P/25/03928/HOU 30/10/2025

APPROVED

18 Mountbatten Road, Poole, BH13 6JE

Single-storey side extension.

Adds a single-storey side extension to create a new entrance and boot room that blends neatly with the existing architecture. The site is located within The Avenue Conservation Area.

P/25/03569/HOU 13/10/2025

APPROVED

12 Spencer Road, Poole, BH13 7EU

Replacement of existing single-storey entrance porch with two two-storey front entrance.

Upgrades the entrance by replacing the single-storey porch with a taller two-storey feature and an enlarged dormer above. The site is located within the Canford Cliffs Village Conservation Area.

P/25/03647/FUL 19/09/2025

APPROVED

Victoria House, 135 Poole Road, Bournemouth, BH4 9BG

Refurbishment of existing office building, including new single-storey ground-floor reception extension, 2 no. roof dormers to facilitate the use of existing redundant plant area for new 4th floor offices and associated alterations, extension to existing bin storage and 9 new parking spaces, which includes the provision of 5 no. EV spaces and 2 no. disabled spaces

A commercial development to extend and convert the LV= Victoria House into serviced offices.

BRANKSOME PARK & CANFORD CLIFFS

RESIDENTS' ASSOCIATION

THE PARISH OFFICE • THE BRANKSOME ST ALDHELM CENTRE • 401 POOLE ROAD • BRANKSOME • POOLE • DORSET • BH12 1AD

P/25/02765/COND
04/08/2025

APPROVED

14 Dover Road, Poole, BH13 6DZ

Variation of condition 2, 4 and 7 of planning permission APP/22/01429/F as described in that description of development to amend the list of approved plans to alter the design of the homes, details also included are a materials schedule, EV charging point details, landscaping plan and bat mitigation plan.

This is a rather disappointing development, where more generic proposals have replaced the previously approved plans, which were of greater interest. The reduction in overall building height is a positive change, and the choice of brick is tasteful; however, the adoption of a flat roof and the use of white brick are neither synonymous with nor in keeping with the character of the Conservation Area.

Although handed, the revised scheme (for two 5-bedroom dwellings) has been arranged so that two of the bedrooms (Bedroom 4 in each house) directly face one another at a distance of only around 10 metres. This relationship is poor and should not be supported.

For these reasons, the Branksome Park and Canford Cliffs Residents' Association (BPCCRA) has submitted an objection.

P/25/02147/FUL
01/07/2025

APPROVED

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 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. BPCCRA has submitted an objection.

BRANKSOME PARK & CANFORD CLIFFS

RESIDENTS' ASSOCIATION

THE PARISH OFFICE • THE BRANKSOME ST ALDHELM CENTRE • 401 POOLE ROAD • BRANKSOME • POOLE • DORSET • BH12 1AD

P/25/00827/FUL

04/04/2025

REFUSED

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 sustainability objectives.

P/25/00608/FUL

26/03/2025

APPEAL APPROVED

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, BPCCRA submitted an objection.

BRANKSOME PARK & CANFORD CLIFFS

RESIDENTS' ASSOCIATION

THE PARISH OFFICE • THE BRANKSOME ST ALDHELM CENTRE • 401 POOLE ROAD • BRANKSOME • POOLE • DORSET • BH12 1AD

3.2 SIGNIFICANT APPLICATIONS (Made during this period)

P/26/00397/HOU 29/01/2026

REGISTERED

24 Cassel Avenue, Poole BH13 6JD

Single-storey rear extension and rear cladding.

The application proposes a single-storey rear extension to the existing house, together with changes to external materials including the introduction of uPVC windows and composite, faux-timber cladding. The property lies within The Avenue Conservation Area. The works are confined to the rear of the dwelling and do not involve an increase in height or the creation of additional dwellings.

P/26/00118/FUL 23/01/2026

REGISTERED

8 Ormonde Road, Poole BH13 6DF

Partial change of use into dog grooming salon. Change rolling garage door to barn doors and create a partition with a door in the middle of the garage.

The application proposes changing part of the existing garage at 8 Ormonde Road into a small dog grooming salon, with weekday opening hours. The property is in a residential area. While no building extensions are proposed, concerns arise about noise, customer visits, and parking – although no objections have been submitted. Public consultation ends on 23rd February.

P/26/00239/HOU 22/01/2026

REGISTERED

Seafern House, 14 Burton Road, Poole BH13 6DU

Two-storey and single-storey extensions, with a connecting glazed link, internal alterations and rear first-floor Juliet balconies.

The application proposes substantial extensions to the existing house at Burton Road, linking the dwelling to the existing garage to form a courtyard arrangement. The property lies within the Branksome Park and Chine Gardens Conservation Area, on a large and well-landscaped plot. The extensions are largely contained within the site, retain mature planting, and are not readily visible from the street.

P/26/00260/NMA 21/01/2026

REGISTERED

4 Canford Crescent, Poole BH13 7NB

Non-Material Amendment to approved application APP/22/01690/F for the introduction of a phasing condition.

This application seeks a non-material amendment to an existing planning permission at 4 Canford Crescent to introduce a construction phasing condition. The change does not alter the approved design or appearance of the development and is intended to clarify the order of works and the timing of CIL payments.

BRANKSOME PARK & CANFORD CLIFFS

RESIDENTS' ASSOCIATION

THE PARISH OFFICE • THE BRANKSOME ST ALDHELM CENTRE • 401 POOLE ROAD • BRANKSOME • POOLE • DORSET • BH12 1AD

P/26/00167/COND
15/01/2026

REGISTERED

Open Space Banks Road, Poole BH13 7QQ

Variation of Condition 1 (expiry date) of planning permission APP/23/00987/F (Application for Variation of Condition 2 of Planning Permission APP/15/01489/F (as amended by Planning Permission APP/22/00222/F approved on 08/04/2022) as described in that description of development to vary the expiry date of the consent from 31/03/2023 to 31/03/2026.) to extend the expiry date beyond 31/03/2026 for a further period of 3 years.

P/25/05027/HOU
14/01/2026

REGISTERED

9 Bury Road, Poole BH13 7DD

Replacement of existing wooden fence with 1.2m high black metal fence with narrow gauge. The application seeks permission to replace an existing deteriorating timber front fence at 9 Bury Road with a lower, visually permeable black metal railing fence. The property lies within the Branksome Park Conservation Area. The proposed fence would allow the existing hedge to grow through and become the dominant boundary feature, reinforcing the leafy, sylvan character of the street.

P/26/00021/FUL
13/01/2026

REGISTERED

13B Ravine Road, Poole BH13 7HS

Proposed new balcony, windows and replacement signage. The application proposes alterations to an existing office building at 13b Ravine Road, including new windows, a first-floor balcony, and the installation of new business signage. The site lies within the Canford Cliffs Village Conservation Area. While the building works themselves are limited, concerns arise from the scale, number and prominence of the proposed signs, which would introduce a more commercial appearance into a sensitive residential conservation area.

P/26/00146/HOU
14/01/2026

REGISTERED

1 Widdicombe Avenue, Poole BH14 9QW

Proposed single-storey front and rear extensions, roof alterations (including addition of front dormer, enlarged rear dormer and 2 rooflights) change to various fenestration, addition of porous hardstanding to the driveway with increased vehicular access opening and dropped kerb. The Association raises no objection to the proposal but notes the Highway Authority comments regarding access width and frontage treatment, which should be addressed through amended plans or conditions.

P/26/00106/COND
13/01/2026

REGISTERED

23 Banks Road, Poole BH13 7PW

Variation of condition 2 (Approved Plans) of planning permission P/25/01277/COND (Original description of development - Variation of condition 2 (Approved Plans) of APP/24/00801/F following the original approval of APP/21/01465/F: Demolition of the existing house and the construction of a replacement dwelling with integral garage) for the addition of automated

BRANKSOME PARK & CANFORD CLIFFS

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

THE PARISH OFFICE • THE BRANKSOME ST ALDHELM CENTRE • 401 POOLE ROAD • BRANKSOME • POOLE • DORSET • BH12 1AD

electrical awnings and amendments to the frameless glass balustrades and rear access stair from the ground to first floor.

This application seeks to keep an existing planning permission active by updating approved drawings, which has the effect of extending the time available to implement the development.

P/26/00013/HOU **07/01/2026**

REGISTERED

31 Pinewood Road, Poole BH13 6JP

Demolition of existing garage, ground floor front and side single-storey extensions, first floor front extension with a gabled roof form above. Internal alterations and a new external material finish to property. Proposed new entrance porch, a rear and side canopy with raised patio area and a new outdoor swimming pool within the rear garden and the closing off of vehicle access to the existing secondary access.

The application relates to alterations and extensions to an existing house at 31 Pinewood Road, including a remodel of the building, front and side extensions, changes to access arrangements, and a swimming pool within the rear garden. The site lies outside but close to The Avenue Conservation Area, in an area with varied building styles and scales.

P/25/05286/FUL **05/01/2026**

REGISTERED

21 Ravine Road, Poole BH13 7HT

Alterations to existing dwelling, sever the plot and erect a detached dwelling with associated access boundary treatments.

The application seeks permission to subdivide the plot at 21 Ravine Road to create a new four-bedroom detached house within the side garden, together with changes to access, parking and boundaries. The site sits outside but close to the Canford Cliffs Village Conservation Area, in an area characterised by spacious plots, mature planting and a leafy street scene. While the principle of providing a family home in this location is accepted and the design broadly reflects the local character, concerns remain about the loss of front garden greenery, the reduction in landscape depth, and the lack of built-in biodiversity measures, all of which are important to the character of the area and its wider setting.