

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: February 2026

1. Summary: Reflecting on recent planning activity

February saw a varied pattern of planning activity in the Canford Cliffs ward, with a mixture of newly registered applications, decisions on earlier proposals and several amendments to previously approved schemes. The cases considered ranged from modest householder works to more substantial proposals affecting sites within or close to Conservation Areas, offering a useful indication of how planning policy is currently being interpreted and applied locally.

Taken together, the outcomes present a mixed picture. Some decisions demonstrate a careful and proportionate response to local character and established planning policy, while others continue to raise concerns around scale, materials, boundary treatments and the cumulative impact of incremental change, particularly within sensitive Conservation Area settings.

New applications during the month were largely domestic in nature. Where BPC CRA commented, the focus remained on protecting residential amenity, safeguarding local character and ensuring that Conservation Area policies were properly applied, rather than opposing development in principle.

BPC CRA 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.

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2. OUTSTANDING

2.1 SIGNIFICANT APPLICATIONS (Yet to be determined)

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/26/00167/CONDR **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.

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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/26/00013/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.

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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.

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. BPC CRA have submitted an objection on procedural grounds.

P/25/05046/CONDR

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.

BPC CRA objected due to a lack of clarity and transparency in the application. The drawings did not clearly distinguish between the previously approved scheme and the proposed changes. In particular, the approved building outline was missing, making it difficult to understand how the building's footprint, massing, and floors were being altered. This 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 long planning history, BPC CRA was concerned that further incremental changes were being introduced without a clear basis for assessment, and that the application had been validated despite these issues.

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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 BPC CRA 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. 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/CONDR

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 BPC CRA's position on more clearly harmful schemes. A neutral stance, or no comment, is the more robust option here.

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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.

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. BPC CRA have submitted an objection.

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/25/00323/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 more imposing than the existing building. As this scheme appears to be over-development, BPC CRA will be submitting an objection.

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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 BPCCRAs 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, BPCCRAs has raised an objection to this application.

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 BPCCRAs.

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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.

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3. NEW

3.1 SIGNIFICANT DECISIONS (Made during this period)

APP/24/01005/P **06/09/2024** **APPEAL DISMISSED**
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 submitted an objection.

P/26/00260/NMA **21/01/2026** **APPROVED**
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.

P/26/00106/CONDR **13/01/2026** **APPROVED**
23 Banks Road, Poole BH13 7PW
Variation of condition 2 (Approved Plans) of planning permission P/25/01277/CONDR (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 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.

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P/25/05330/CONDR **24/12/2025**

APPROVED

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/25/05329/HOU **24/12/2025**

APPROVED

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/25/05168/HOU **15/12/2025**

REFUSED

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.

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, BPCCRRA objected to the proposal as being contrary to Policies PP2, PPI3 and PPI5 of the Poole Local Plan and the design objectives of the NPPF.

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

APPROVED

Moonbeam 15A Crichel Mount Road Poole BH14 8LT

Single-storey side extension.

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P/25/04580/CONDR **07/11/2025**

APPROVED

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/CONDR **14/10/2025**

APPROVED

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/25/03299/HOU **29/08/2025**

REFUSED

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.

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P/25/01706/FUL

30/05/2025

APPROVED

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. BPC CRA 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/CONDR

28/04/2025

APPROVED

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.

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P/26/00483/PNHH

05/02/2026

REGISTERED

4 Gardens Crescent, Poole, BH14 8JE

Prior Notification (Part 1.A: Householder)

Single-storey rear extension which would extend beyond the rear wall of the original detached dwelling house by 8 metres, for which the maximum height would be 3.3 metres and for which the height at the eaves would be 3 metres.

This is one of two coordinated applications submitted by neighbouring properties for matching rear extensions. Included to monitor how the council appraise the applications.

P/26/00484/PNHH

05/02/2026

REGISTERED

5 Gardens Crescent, Poole, BH14 8JE

Prior Notification (Part 1.A: Householder)

Single-storey rear extension which would extend beyond the rear wall of the original detached dwelling house by 8 metres, for which the maximum height would be 3.3 metres and for which the height at the eaves would be 3 metres.

This is one of two coordinated applications submitted by neighbouring properties for matching rear extensions. Included to monitor how the council appraise the applications.

P/26/00480/NMA

04/02/2026

REFUSED

Aldinga, 25 Brudenell Avenue, Poole, BH13 7NW

Non-material amendment following approval of APP/24/00586/F to relocate roof terrace access, further inset roof terrace and adjust extent of privacy screening.

P/26/00481/NMA

04/02/2026

REFUSED

Aldinga, 25 Brudenell Avenue, Poole, BH13 7NW

Non-material amendment following approval of PP/24/00585/F to amend the banding cladding to be a bronze/brown zinc cladding and increase the depth of the roof banding by 240mm.