

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: March 2026

1. Summary: Reflecting on recent planning activity

March passed quickly, with relatively few new applications submitted but a steady stream of decisions issued. While not extensive in volume, the level of activity remained consistent.

Planning activity across the Canford Cliffs ward was relatively light in terms of new submissions, but this was offset by a notable number of Biodiversity Net Gain (BNG) statements accompanying proposals, reflecting the continued introduction of these requirements. There was also a high number of decisions made by the Council, with some determined ahead of schedule, offering a useful insight into how current policies are being applied in practice.

BPCCRA will continue to review new submissions and issued decisions, providing comment where necessary to ensure that development remains appropriate, proportionate and in keeping with the established character of the area, including its distinctive landscape features such as the chines and wider coastal setting, in accordance with the Poole Local Plan.

Residents are encouraged to remain engaged with local planning activity and to contact BPCCRA at planning.bpcra@gmail.com if they become aware of proposals that raise concerns or may impact the character of the ward.

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2. OUTSTANDING

2.1 SIGNIFICANT APPLICATIONS (Yet to be determined)

P/26/00874/BNG **27/02/2026**

REGISTERED

5 St Clair Road, Poole, BH13 7JP

Application to discharge ("the biodiversity gain plan") as required by paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 relating to REF NO APP/24/00799/F.

P/26/00792/CONDR **23/02/2026**

REGISTERED

Nemos Nursery, The Grove, 25 Forest Road, Poole, BH13 6DQ

Variation of condition 2 of planning permission APP/09/01544/C to increase the capacity from a maximum of 30 children to a maximum of 54 children to be accommodated at the children's day nursery at any one time.

The nursery is currently limited to a maximum of 30 children at any one time. The applicant is seeking permission to increase this to 54 children. No extensions or external building works are proposed. The increase would be accommodated through internal reorganisation of the existing building. The main issue arising from the proposal is likely to be parking demand and increased reliance on the surrounding road network.

P/26/00806/CONDR **24/02/2026**

REGISTERED

10A Grasmere Road, Poole, BH13 7RH

Variation of Conditions 2 & 3 of Planning Permission APP/25/00179/F (Alteration to hard landscaping of driveway. Replacement of external stairs to the rear. Proposed garden room and store in garden. Alteration to rear fence.) To allow for amendments to boundary treatment and update arboricultural information to reflect the removal of T2.

P/26/00570/CONDR **23/02/2026**

REGISTERED

329 Sandbanks Road, Poole, BH14 8HZ

Variation of condition 2 (Approved Plans) and 3 (Arboricultural Method Statement) and removal of 13 (Reference to drawing number) of planning permission APP/23/01478/F (Demolition of existing house and erection of four storey block of 7.no flats with associated access and parking) for amendments to include increased floor space on all levels, including widening of balconies and an additional balcony at penthouse level.

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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/25/04892/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/25/00323/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/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)

P/26/00525/FUL **09/02/2026** **REFUSED**

2 Burton Road & 22 Balcombe Road, Poole, BH13 6DU

Single-storey front extensions.

A similar revision to the recently refused application P/25/02482/FUL.

The revised submission appears materially similar to the previously refused and widely objected-to scheme, and therefore may reasonably be expected to receive a similar outcome. A further objection has been submitted in response to this application.

P/26/00484/PNHH **05/02/2026** **REFUSED**

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/26/00483/PNHH **05/02/2026** **REFUSED**

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/26/00397/HOU **29/01/2026** **REFUSED**

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.

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P/26/00239/HOU

22/01/2026

REFUSED

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

APPROVED

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/26/00118/FUL

23/01/2026

APPROVED

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/25/05027/HOU

14/01/2026

APPROVED

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.

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P/25/04850/FUL

01/12/2025

APPROVED

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

APPROVED

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

APPROVED

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/25/03736/HOU

23/09/2025

APPROVED

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.

APP/23/01294/P

18/12/2023

WITHDRAWN

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, BPCRA has raised an objection to this application.

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3.2 SIGNIFICANT APPLICATIONS (Made during this period)

P/26/01419/HOU

31/03/2026

REGISTERED

1 Avalon Poole BH14 8HT

Remove existing front porch and replace with rendered porch add a single storey kitchen extension and turn existing rear garage into a snug.

This application appears not to include any supporting documents, which may indicate a validation or administrative issue, particularly as a related application for the same address (P/26/01015/CLP, registered 09/03/2026) includes full details of the proposed works.

P/26/01379/HOU

26/03/2026

REGISTERED

14 Burton Road Poole BH13 6DU

Single-storey rear extensions with glazed link. Removal of existing conservatory.

This large, single-storey rear extension has been submitted following consultation with the Council and appears to respond to the planning officer's feedback. Although relatively substantial, it reflects the guidance provided.

P/26/00986/OUT

12/03/2026

REGISTERED

15 Bingham Avenue Poole BH14 8ND

Outline Planning Permission with some matters reserved for demolition of the existing dwelling and erect 3no. detached houses with new vehicular accesses off Bingham Avenue.

The application seeks outline planning permission for the demolition of the existing dwelling at 15 Bingham Avenue and the erection of three detached houses with associated access and parking. While redevelopment of the site in principle is accepted, given its location within the urban area, the proposal raises concerns in respect of design quality, layout, and residential amenity. In particular, the subdivision of the plot appears to result in an imbalanced and constrained arrangement, with at least one dwelling likely to have limited and potentially inadequate private amenity space.

As the scheme fails to demonstrate that three dwellings can be accommodated on the site without compromising living conditions or resulting in a cramped layout, it is considered to conflict with Policy PP27 of the Poole Local Plan and paragraph 135 of the NPPF. On this basis, BPCORA has submitted an objection.

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P/26/00978/CONDR

09/03/2026

REGISTERED

29 Cliff Drive Poole BH13 7JE

Variation of condition 2 (Approved plans), 7 (Access and turning), 8 (Cycle parking) and 10 (Louvres) of planning permission P/25/01525/FUL (Demolition of existing house and erection of a replacement dwelling with integrated garage, swimming pool and associated landscaping works) for design changes, reduction in the footprint, removal of the third floor (4th Storey) and a reconfiguration of the internal layout.

Change from the Permitted Development 'right to rise' scheme, to a three-storey dwelling.

P/26/00990/CONDR

09/03/2026

REGISTERED

Aldinga 25 Brudenell Avenue Poole BH13 7NW

Variation of conditions 2 & 3 of planning permission APP/24/00585/F (To change the cladding material to composite cladding), to increase the depth of the roof edge/banding by 240mm (condition 2) & amend the banding cladding to be bronze/brown zinc cladding (condition 3).

P/26/00993/NMA

06/03/2026

APPROVED

Aldinga 25 Brudenell Avenue Poole BH13 7NW

Non-material amendment following approval of APP/24/00586/F for relocation of the roof terrace access with proposed continuation of the main house staircase with terrace access via a new box roof window and inset roof terrace further from roof edge (c.0.3m).

P/26/01006/BNG

05/03/2026

REGISTERED

34 Buccleuch Road Poole BH13 6LF

Application to discharge the statutory biodiversity gain condition as required by paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 relating to planning application reference P/25/02147/FUL.

P/26/01015/CLP

09/03/2026

REGISTERED

1 Avalon Poole BH14 8HT

Lawful Development Certificate for proposed removal of existing porch/conservatory and erection of new porch, single-storey rear extension and conversion of garage to snug room with associated works.