

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: April 2026

1. Summary: Reflecting on recent planning activity

April saw a relatively modest number of new planning applications, with activity focused largely on smaller-scale householder proposals and condition variations. While many submissions were straightforward, a small number raised more substantive concerns relating to scale, site coverage, and potential impacts on neighbouring amenity and the wider coastal setting.

The period also included a continued flow of applications linked to Biodiversity Net Gain and ongoing developments, reflecting the increasing role of these requirements within the planning process.

BPCCRA will continue to review new submissions, 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 planningBPCCRA@pinesandchines.co.uk if they become aware of proposals that raise concerns or may impact the character of the ward.

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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.

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/25/05033/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/25/04892/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.

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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/22/01167/P

03/05/2023

REGISTERED

Haven Hotel, Sandbanks Hotel, and Harbour Heights Hotel

The Harbour Heights Hotel lies within the Canford Cliffs Ward. The revised proposal includes the erection of a 38-suite aparthotel with associated hotel facilities, access, and underground parking on the site of the Harbour Heights Hotel. The proposal is larger in mass than the existing and it requires the removal of existing trees, detrimental to the street scene and local area. The application also includes the development of the Haven Hotel and the Sandbanks Hotel. There are numerous objections, including one from BPC CRA.

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2.2 APPEALS (Yet to be determined)

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/26/01015/CLP

09/03/2026

APPROVED

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.

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/26/00986/OUT

12/03/2026

WITHDRAWN

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, BPC CRA has submitted an objection.

P/26/00978/CONDR

09/03/2026

APPROVED

29 Cliff Drive Poole BH13 7JE

Variation of condition 2 (Approved plans), 7 (Access and turning), 8 (Cycle parking) and 10 (Louvers) 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.

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P/26/00806/CONDR

24/02/2026

WITHDRAWN

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/26/00792/CONDR

23/02/2026

APPROVED

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/25/05286/FUL

05/01/2026

APPROVED

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/25/05046/CONDR

04/12/2025

APPROVED

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 southeastern wall and reduced width of top floor.

BPCCRA 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

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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.

P/25/00323/FUL

14/03/2025

APPROVED

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.

APP/24/01030/F

12/09/2024

APPROVED

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 BPC CRA has submitted an objection.

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3.2 SIGNIFICANT APPLICATIONS (Made during this period)

P/26/01912/CONDR

27/04/2026

REGISTERED

1 Brudenell Road, Poole, BH13 7NN

Variation of condition 2 (Approved plans) of planning permission APP/24/00841/F (Variation of condition 2 of planning permission APP/23/01210/F to add a roof terrace and privacy screens where needed) to reduce approved roof terrace area to allow for solar panels to comply with Condition 12 and revise boundary wall.

This application aims to add taller privacy screens to the previously approved terrace balustrade. The issue is the previous approval, not this amendment.

P/26/01893/HOU

24/04/2026

REGISTERED

1 Martello Road South, Poole, BH13 7HF

Refurbishment and extension of an existing dwelling, including removal of incongruous additions and redundant chimney; retention and reconfiguration of the existing roof, incorporating two gabled dormers and a replacement chimney; construction of minor single-storey extensions to the front, side and rear to regularise the footprint; a contemporary 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, including provision of level access to the driveway.

The proposal seeks a sensitive extension to enable continued long-term occupation of the family home. The scheme follows earlier discussions with the Council, including a previous application that was withdrawn and resubmitted to allow for pre-application input from the heritage team. The revised submission reflects this process, although the extent of changes appears relatively limited.

P/26/01861/CONDR

23/04/2026

REGISTERED

40 Links Road, Poole, BH14 9QS

Variation of condition 3 (Approved Plans) of planning permission APP/23/00851/F (Proposed extension to dormer. Removal of garage door and addition of window to create gym room. Other glazing changes.) to enlarge Velux window on the W side elevation.

This is a minor proposal, but includes the addition of a Velux window to facilitate the creation of a mezzanine level. It will be of interest to see how the Council responds to this element of the scheme.

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P/26/01802/HOU

21/04/2026

REGISTERED

Evening Barn, 7B Alington Road, Poole, BH14 8LX

Erection of a single-storey extension with a balcony extension above.

This is a relatively minor proposal, although it appears to give rise to potential impacts on the immediate neighbouring property. It will be of interest to see how the Council responds to this element of the scheme.

P/26/01651/FUL

23/04/2026

REGISTERED

Heatherlands, St Aldhelms Close, Poole, BH13 6BW

Demolition of existing house and annexe outbuilding and erection of a replacement dwelling with detached garage & pool outbuilding.

After previous proposals have been refused and subsequent appeals dismissed, this revised scheme proposes a single dwelling with an associated pool house. While reduced in scale compared to earlier schemes, the proposal still represents a substantial level of development across the site and may give rise to concerns regarding overdevelopment.

P/26/01630/CLP

16/04/2026

REGISTERED

12B Western Avenue, Poole, BH13 7AL

Lawful Development Certificate for the construction a new car gate, new pedestrian entrance gate & new areas of bonded gravel driveway.

This application relates to relatively minor works that have already been carried out. However, the site's proximity to, or association with, a listed building raises potential heritage considerations that may warrant closer review.

P/26/01573/FUL

22/04/2026

REGISTERED

Branksome Chine Café, Pinecliff Road, Poole, BH13 6LP

Retain decking on beach (3 year temp consent).

This application seeks a further three-year temporary consent to retain the existing timber decking on the beach in front of Rockwater Branksome, which has now been in place for a couple of years. The key considerations relate not to the principle of the decking itself, but to whether it should remain in place year-round and how it is fixed and managed, with coastal engineers noting a preference for seasonal removal and the need for further clarity on its impact on the beach during storm conditions.

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P/26/01556/HOU

07/04/2026

REGISTERED

14 Imbrecourt, Poole, BH13 7NP

Demolition of existing conservatory and erection of a single-storey extension.

The proposal seeks to replace an existing conservatory with a modestly enlarged extension to the dwelling.

P/26/01538/BNG

02/04/2026

REGISTERED

16 Lakeside Road, Poole, BH13 6LR

Application to discharge the statutory biodiversity gain condition required by paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 relating to REF NO APP/24/00786/F.

This is a Biodiversity Net Gain compliance submission relating to an ongoing application/development.

P/26/01537/HOU

16/04/2026

REGISTERED

23 Ravine Road, Poole, BH13 7HT

Demolition of existing double garage and erection of a larger garage with room above with Juliet balcony.

Windows on the flank elevations appear to introduce potential overlooking at ground-floor level, and it will be of interest to see how the Council responds to this aspect of the proposal.

P/26/01529/CONDR

21/04/2026

REGISTERED

6 Lindsay Road, Poole, BH13 6AR

Variation of condition 2 (Approved plans) of planning permission APP/23/00547/F (Detailed application for the demolition of the existing dwelling and construction of 10 apartments) to alter floor layout of penthouse (unit 10) and extend floor behind approved lift shaft and increase rear terrace.

This variation seeks to amend the size of the terrace and tweak the approved plans.

P/26/00716/FUL

01/04/2026

REGISTERED

Flat 2, 2 Maxwell Road, Poole, BH13 7JB

Replacement of existing first-floor balustrade with a new bigger timber balustrade.

This is a relatively minor proposal to extend the front balcony of the existing building. The application references historic imagery, suggesting the works seek to reinstate a previous condition.