

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: May 2026

1. Summary: Reflecting on recent planning activity

May saw a steady but relatively small number of new planning applications, continuing the recent trend of very few major applications being submitted. Most were residential, householder or minor in scale, including amendments to existing approvals and applications seeking to regularise minor works already carried out.

The period also included notable decisions, including the dismissal of outstanding appeals at The Lodge, 2A Burton Road, and refusals at 14 Burton Road, 329 Sandbanks Road and 61 Canford Cliffs Road. These decisions reinforce the importance of appropriate scale, clear design quality and complete supporting information, particularly in sensitive conservation settings.

BPCCRA will continue to review new applications and decisions carefully, commenting where necessary to ensure development remains appropriate, proportionate and in keeping with the character of the area. 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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2. OUTSTANDING

2.1 SIGNIFICANT APPLICATIONS (Yet to be determined)

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.

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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/26/00990/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/26/01006/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/26/00874/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/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.

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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.

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/25/03299/HOU

29/08/2025

APPEAL 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.

P/25/01216/FUL

07/05/2025

APPEAL REGISTERED

31A The Avenue Poole BH13 6LJ

The proposal seeks to demolish a large existing dwelling and replace it with a block of eight flats with basement parking. The design is relatively bland and does little to enhance the character or setting of the adjacent Avenue Conservation Area.

As an Association, we are not opposed to development in principle. However, we have submitted an objection due to concerns around highway safety (given the poor visibility and intensified access), overdevelopment, the building's scale and unsympathetic design, its impact on the Conservation Area, and the cumulative pressure from densification on local infrastructure. The scheme appears speculative and targeted at the high-end or second-home market, offering little benefit to the local housing mix or community. We consider the application to be in conflict with both national and local planning policy, and have requested that it be refused in its current form.

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3. NEW

3.1 SIGNIFICANT DECISIONS (Made during this period)

P/25/00734/FUL

08/05/2025

APPEAL DISMISSED

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 DISMISSED

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 DISMISSED

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. The collection of proposals lacks design clarity and do not contribute positively to the Branksome Park and Chine Gardens Conservation Area.

P/26/02211/PNHH

13/05/2026

WITHDRAWN

24 Dorset Lake Avenue Poole BH14 8JD

Single-storey rear extension which would extend beyond the rear wall of the original detached dwelling house by 8.00 metres, for which the maximum height would be 3.70 metres and for which the height at the eaves would be 3.70 metres.

P/26/01379/HOU

26/03/2026

REFUSED

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.

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P/26/00570/CONDR

23/02/2026

REFUSED

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/26/00146/HOU

14/01/2026

APPROVED

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/26/00021/FUL

13/01/2026

APPROVED

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/26/00013/HOU

07/01/2026

APPROVED

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

REFUSED

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.

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3.2 SIGNIFICANT APPLICATIONS (Made during this period)

P/26/02311/LEG

15/05/2026

REGISTERED

Compton Acres, 164 Canford Cliffs Road, Poole, BH13 7ES

Application for modification or discharge of planning obligation(s) to vary the Section 52 (S52) agreement by removal of two parcels of land from being bound based on current policy - AN5/85 2998/17 F/A.

An application to separate the ownership of land from the main title. Although not especially significant at this stage, it is an application to monitor, as the separation of land may lead to future development applications in the coming months.

P/26/02304/NMA

18/05/2026

REGISTERED

5 St Clair Road, Poole, BH13 7JP

Non-material amendment following approval of APP/24/00799/F to reduce 1st floor rear glazing to allow for en-suite bathroom.

A minor application to revise the rear façade and install a bathroom window. Interestingly, the bathroom window has not been shown with obscure glazing, which should be required.

P/26/02207/HOU

29/05/2026

REGISTERED

Waterside, 7 Shore Road, Poole, BH13 7PH

Proposed conversion of the existing double garage to residential bedroom accommodation, together with the construction of a new double garage in the position of the existing raised planting bed, with associated minor external alterations to the appearance of the property.

P/26/02276/HOU

15/05/2026

REGISTERED

342 Sandbanks Road, Poole, BH14 8HY

Retrospective application for boundary treatment/fences.

This retrospective application seeks to regularise a rather solid block fence installed at the property. It is bold, not very in keeping with the character of the area, and an objection has been submitted.

P/26/02253/HOU

14/05/2026

REGISTERED

5 Eaton Road, Poole, BH13 6DG

Demolition of garage and erection of a replacement garage.

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P/26/02211/PNHH

13/05/2026

REGISTERED

24 Dorset Lake Avenue, Poole, BH14 8JD

Single-storey rear extension which would extend beyond the rear wall of the original detached dwelling house by 8.00 metres, for which the maximum height would be 3.70 metres and for which the height at the eaves would be 3.70 metres.

This permitted development application is for a large 8m rear extension.

P/26/02197/HOU

12/05/2026

REGISTERED

22 Western Road Poole BH13 7BP

Demolish existing garage and garden outbuilding. Erect two storey and single storey rear extensions with other internal and external alterations New detached garage, new pool house, new open air swimming pool, replacement entrance gate and associated landscaping works.

This application outlines substantial renovations, extensions and new outbuildings. The proposals are much improved from the pre-application form, which indicates that the engagement with the council has been productive.

P/26/02126/NMA

08/05/2026

REGISTERED

7 Brudenell Road Poole BH13 7NN

Non-material amendment following approval of APP/24/00454/F for changes to the material palette across the scheme

A project-wide change to the proposed materials, as new architects have been appointed to deliver the scheme.

P/26/02135/HOU

08/05/2026

REGISTERED

8 Spencer Road Poole BH13 7EU

Enlargement of roof to connect with the rear of the existing dormer, and changes to rooflights and addition of rear dormer.

P/26/02067/HOU

06/05/2026

REGISTERED

6 Newton Road Poole BH13 7EX

Erection of a timber shed

A minor application for the installation of a shed. The planning application is required because the location of the shed is between the side elevation and the boundary, and the site is within a Conservation Area.

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P/26/01759/FUL

05/05/2026

REGISTERED

5 Chaddesley Wood Road Poole BH13 7PN

Demolition of the dwelling and the physical link to no. 5a Chaddesley Wood Road, make good the side elevation of no. 5a Chaddesley Wood Road with materials to match that dwelling, and the erection of a replacement dwelling with associated car parking

Similar to a recent refusal, this application seeks to replace a bungalow with a three-storey dwelling. As the dwelling would sit in front of an existing bungalow, an objection has been submitted. The objection focuses on the fact that, despite revisions, the proposal still does not overcome the previous reasons for refusal, including excessive height, bulk, scale and massing within a constrained tandem relationship with No. 6A. It also raises continued concerns regarding overlooking, loss of light, privacy, ODOSB constraints, and conflict with Policy PP27 of the Poole Local Plan and the NPPF.

P/26/01634/HOU

06/05/2026

REGISTERED

4A Elmstead Road Poole BH13 7EZ

Erect a front boundary means of enclosure consisting of brick wall and rendered piers with coping stones; and fencing panels between the piers, and a sliding gate, to a maximum height of 2.1m
