

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: July 2026

1. Summary: Reflecting on recent planning activity

July was another relatively modest month for planning activity, with only a handful of new applications submitted across the ward. Most were householder or minor proposals, although several involved sensitive sites or raised wider design and amenity considerations.

Notable applications included the resubmission at 54B The Avenue and a proposed garden room on the cliff edge at 2 Meriden Close. A number of questionable condition discharge and amendment applications were also submitted, including 16 Lakeside Road, which was refused, and 7 Oratory Gardens, where the approved low, flat-roofed contemporary house is proposed to be replaced with a larger Georgian-style design with a substantial pitched roof. Several decisions were issued during the month. Most notably, the application concerning the Haven Hotel, Sandbanks Hotel and Harbour Heights Hotel was recorded as "closed as invalid".

BPCCRA will continue to review applications and decisions carefully, commenting where proposals raise concerns over scale, design quality, neighbour amenity, trees, biodiversity, heritage or the wider character of the ward. 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 may affect the character or amenity of the area.

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2. OUTSTANDING

2.1. SIGNIFICANT APPLICATIONS (Yet to be determined)

P/26/02375/ADV

24/06/2026

REGISTERED

Adjacent to 46 Haven Road Canford Cliffs Poole BH13 7LP

Advertisement consent for replacement of the community noticeboard

P/26/02934/HOU

23/06/2026

REGISTERED

23 St Clair Road Poole BH13 7JP

Demolition of small rear extension and part of existing garden room. Construction of new extension built across rear elevation of house constructed in guillotined Purbeck stone, aluminium windows and doors, and Spanish slate. Installation of new stainless steel woodturner flue. Enlarge existing ground floor window on north east elevation.

This application proposes a full-width, single-storey rear extension, following demolition of the existing small rear extension and part of the garden room. The new extension would introduce additional glazing towards the boundary, so it will be worth noting whether BCP raises any concerns regarding privacy or overlooking, and whether any amendments are requested, such as reduced glazing or obscure glass.

P/26/02575/HOU

03/06/2026

REGISTERED

Ortega 1 The Drive Brudenell Avenue Poole BH13 7NW

Amendments and alterations to the existing building, proposed new decking and landscaping amendments and proposed new sauna and pool house buildings to the garden.

This application proposes a substantial package of householder works, including alterations to the existing dwelling, a gym/first-floor extension and carport, new roof and terrace elements, extensive raised decking, landscaping works, and a range of garden leisure structures including a mirror sauna, pool house, swim/hot tub, outdoor kitchen and firepit.

The main sensitivity appears to be the scale and intensity of new built form and leisure use within a heavily treed and ecologically sensitive plot, particularly given the presence of protected trees, badger activity, and the site's proximity to Luscombe Valley SSSI/LNR.

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P/26/02538/HOU

02/06/2026

REGISTERED

21 Sandbourne Road Bournemouth BH4 8JH

Rear extension to sun room to include updates to the existing balcony above, demolition of existing garage and courtyard area and side and rear extension to be constructed in its place. Extension to existing loft conversion and dormer to the rear along with associated internal and external updates.

Following positive pre-application advice, this appears to be a comprehensive but largely domestic-scale remodelling of the existing dwelling, focused to the rear and side, with scale, neighbour impact, and balcony/dormer privacy likely to be the key considerations.

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.

The application seeks to release two parcels of land from the existing Section 52 planning obligation. This is worth monitoring, as removing the restriction could have implications for the future use or development of those parcels.

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/26/01573/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/26/01538/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/26/01529/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. 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/26/01006/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.

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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.

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.

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2.2. APPEALS (Yet to be determined)

P/25/01216/FUL

07/05/2025

APPEAL IN PROGRESS

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, 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/26/02596/CLP

05/06/2026

APPROVED

12B Western Avenue Poole BH13 7AL

Lawful Development Certificate for proposed new car gate, a new pedestrian entrance gate and new areas of gravel driveway (permeable construction) not on the boundary

This appears to be a resubmission of a previously refused application. The earlier scheme was refused due to insufficient information regarding the porosity and permeability of the proposed gravel driveway. The current application seeks to address this by specifying a permeable gravel driveway construction, alongside new vehicular and pedestrian entrance gates.

P/26/02560/HOU

03/06/2026

APPROVED

14 Burton Road Poole BH13 6DU

Demolition of conservatory and part of garage and construction of single-storey extension.

Following previous refusals, this appears to be a revised and reduced scheme. The application proposes demolition of the existing conservatory and part of the garage, followed by construction of a new single-storey extension to provide an enlarged open-plan kitchen/living area and master suite, connected to the existing house by a glazed link.

P/26/02253/HOU

14/05/2026

APPROVED

5 Eaton Road, Poole, BH13 6DG

Demolition of garage and erection of a replacement garage.

P/26/02197/HOU

12/05/2026

APPROVED

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.

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P/26/01634/HOU

06/05/2026

APPROVED

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

P/26/01912/CONDR

27/04/2026

APPROVED

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

APPROVED

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.

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P/26/01651/FUL

23/04/2026

APPROVED

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/26/01556/HOU

07/04/2026

APPROVED

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/26/01419/HOU

31/03/2026

APPROVED

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.

APP/22/01167/P

03/05/2023

CLOSED AS INVALID

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 BPCRA.

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3.2. SIGNIFICANT APPLICATIONS (Made during this period)

P/26/03356/HOU

24/07/2026

REGISTERED

20 Chester Road Poole BH13 6DD

Removal of existing log cabin and erection of garden room with associated landscaping works

P/26/03429/HOU

23/07/2026

REGISTERED

Canford Cliffs House 2 Meriden Close Poole BH13 7JT

Erection of a single storey garden room building within lower garden area with associated landscaping works

The proposal is essentially for a new garden room within the cliff-top/lower garden area, which forms part of the Poole Bay Cliffs SSSI. A garden room in this location was previously withdrawn from the earlier application after concerns were raised by BCP officers, consultees and local residents about shoreline character, biodiversity and cliff loading. The applicant has now resubmitted a garden room in the same sensitive area, despite those previous concerns and despite Natural England's advice that no built structures should be introduced within the SSSI. BPCCRA has submitted an objection.

P/26/03181/FUL

21/07/2026

REGISTERED

14 Ettrick Road Poole BH13 6LG

Rear and side extension to existing house and creation of basement for pool and gym and new rear terrace area. Add 3 new dormer windows and rear-facing gable to roof space. Extend existing garage to adjoin main house.

The site is within The Avenue Conservation Area and the existing house is a locally listed heritage asset. The proposal involves extensive refurbishment and extension works, including major excavation, increasing the house from approximately 329 sqm to 849 sqm. This includes substantial side and rear extensions, a new basement pool/gym level, an enlarged garage, roof alterations and terraces. BPCCRA's concern is that the scale and massing are excessive, would overwhelm the original building, erode the spacious and landscaped character of the Conservation Area, and conflict with Poole Local Plan Policies PP27 and PP30, the Conservation Area guidance and relevant NPPF heritage and design policies. BPCCRA has submitted an objection.

P/26/03406/CLP

20/07/2026

REGISTERED

16 Alington Road Poole BH14 8LZ

Lawful Development Certificate for a proposed single-storey rear extension and modification to recessed section of first floor elevation (to accommodate internal lift)

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P/26/03296/CONDR

14/07/2026

REGISTERED

33 Brudenell Avenue Poole BH13 7NW

Variation of conditions 1 and 11 of planning permission APP/25/00039/F Demolition of existing dwelling and erection of a replacement dwelling with associated landscape works (revised scheme) comprising reductions to the scale, footprint, height and overall floorspace of the dwelling and revised north elevation plan which is the new side elevation with the 2 swift boxes added.

BPCCRA commented to note that we are monitoring this application because BCP Council does not appear to be applying the same procedural requirements that we have seen on other applications. The applicant is relying on an ecology report which states that its survey data is valid for only 18 months. The surveys were undertaken between December 2023 and July 2024, so the information now appears to be out of date. BPCCRA therefore expects BCP Council either to require updated ecological confirmation before varying Condition 11 or, if it considers the existing information remains valid, to clearly explain and publish the basis for that decision.

P/26/03180/PNHH

08/07/2026

REGISTERED

5 Gardens Crescent Poole BH14 8JE

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.

One of a pair of prior notification applications that were previously refused on a technicality and appear to have been resubmitted, unchanged.

P/26/03080/HOU

06/07/2026

REGISTERED

20A Chaddesley Glen Poole BH13 7PF

Proposed alterations and extensions to the existing dwelling, including a ground-floor side extension and garden room set into the existing rear garden levels, associated excavation and retaining works, together with replacement stairs and balustrades, lightwell, new oriel window, new roof windows, external landscape alterations and associated works.

P/26/03151/NMA

07/07/2026

GRANTED

34 Buccleuch Road Poole BH13 6LF

Non-material amendment following approval of P/25/02147/FUL for slightly larger lift overrun and a relocated smoke vent on the roof.

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P/26/02713/FUL

06/07/2026

REGISTERED

54B The Avenue Poole BH13 6LN

Demolition of existing dwelling and garage and erection of a three-storey development of ten apartments with integral parking and landscaping.

Resubmission of the previously withdrawn 10-flat scheme. Although revised, it remains a substantial development extending well into the site, with concerns over overlooking of 54A, the scale and intensity of development, and highway safety from the intensified access onto The Avenue close to a bend. There is also an unresolved affordable housing policy issue, as the proposal exceeds the relevant floorspace threshold.

BPCCRA has objected to the application in its present form.

P/26/03150/PNHH

06/07/2026

REGISTERED

4 Gardens Crescent Poole BH14 8JE

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.

One of a pair of prior notification applications that were previously refused on a technicality and appear to have been resubmitted, unchanged.

P/26/03106/HOU

03/07/2026

REGISTERED

91 Lilliput Road Poole BH14 8JX

Erection of a rear and side extension, part single-storey and part two-storey, formation of new front, rear and side terrace with boot room and utility below, replacement front steps and fenestration alterations

P/26/03089/NMA

03/07/2026

REFUSED

16 Lakeside Road Poole BH13 6LR

Non-material amendment following approval of APP/24/00786/F for internal and external amendments.

The proposal aimed to alter the approved plans, swapping a shower room on the upper floor for a new bedroom. These changes are not deemed to be a non-material amendment.

BCP wrote: "The proposed replacement of the previously approved shower room on top floor with a bedroom would be of significance and would be of consequence to the approved scheme and secured conditions and therefore does not constitute a non-material amendment."

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P/26/03067/CONDR

02/07/2026

REGISTERED

7 Oratory Gardens Poole BH13 7HJ

Variation of conditions 2 (Approved Plans) and 4 (Approved Tree Protection Measures) of planning permission P/25/00525/FUL (Demolition of the existing dwelling and the erection of 2 detached dwellings with associated access, parking and landscaping) to amend the design and layout of House 1, include a detached garage and square off the 1st Floor of House 2 and to allow a compliance based condition in line with the submitted arboricultural material.

The proposed changes redesign and enlarge House 1, add a detached garage, and square off the first floor of House 2. The amendments increase the overall floorspace and significantly change House 1 from a low flat-roofed contemporary form to a larger Georgian-style house with a substantial pitched roof.

P/26/02992/HOU

02/07/2026

REGISTERED

8 Dalkeith Road Poole BH13 6LQ

Proposed front and side extension, form new pitched roof over existing garage and increase ridge height to form new accommodation at first floor level, new front porch and associated alterations. Rear extension and proposed terrace above.

Householder application for a first-floor extension over the existing garage/utility/kitchen and a new porch. The submitted drawings indicate that the principal ridge height is retained. The footprint, access, parking, boundaries and landscaping are unchanged. Although the site adjoins The Avenue Conservation Area, the proposal is relatively modest.
