

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: September 2026

1. Summary: Reflecting on recent planning activity

September was a relatively quiet month for planning across the ward, with fewer new applications than in recent months. Most proposals involved minor householder alterations, non-material amendments or variations to previously approved schemes, with few raising significant planning concerns or warranting formal objections from the Association.

The most notable development concerned the Haven Hotel, Sandbanks, where an application for demolition was refused following 343 objections, principally due to insufficient information on demolition methods, environmental impacts and site restoration. The refusal does not prevent a revised application, and the future of this prominent site remains uncertain.

At 5 Chaddesley Wood Road, a revised proposal for a three-storey replacement dwelling followed two previous refusals and a dismissed appeal. Although design amendments addressed several earlier concerns, BPCCRA identified the need for conditions safeguarding access to the neighbouring property during construction. At 36A The Avenue, substantial single-storey extensions raised questions regarding their extensive footprint, protected trees and a proposed residential annexe.

BPCCRA will continue to review applications and decisions carefully, commenting where proposals raise concerns over scale, design quality, neighbouring 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.

Our Planning Officer will be stepping down from the role in April, and we are looking for someone with an interest in architecture, construction and planning, and how these shape our local area. If this sounds like something you would enjoy getting involved with, please do get in touch!

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2. OUTSTANDING

2.1. SIGNIFICANT APPLICATIONS (Yet to be determined)

P/26/03489/FUL

03/08/2026

REGISTERED

29 Western Road Poole BH13 7BH

Convert existing garage to a 2-bedroom property.

Conversion of an existing garage and office into a separate two-bedroom dwelling, including a 1.5m increase in part of the roof height. A previous, more substantial residential conversion was allowed on appeal. The current proposal retains the existing footprint and largely preserves the landscaped setting within the conservation area.

P/26/00883/HOU

06/08/2026

REGISTERED

1 Chester Road Poole BH13 6DD

Side extension to garage. Form new first and second floor over garage with continuation of existing roof to form new gable end. New flat roof dormer, providing access to new terrace area with obscured balustrade to rear. Single-storey extension to existing utility room.

Extension above the existing garage, including a new first floor, roof accommodation and second-floor terrace. The additional built form appears reasonably contained within the existing house and streetscape, but BPC CRA has objected to the elevated roof terrace because the limited privacy screening does not satisfactorily address potential overlooking of No.2 Chester Road.

P/26/03756/FUL

12/08/2026

REGISTERED

8 St Clair Road Poole BH13 7JR

Demolition of the existing building and erection of a replacement dwelling with new front boundary wall, piers and gate with associated hard and soft landscaping.

The proposal aims to replace a chalet bungalow with a larger two-storey dwelling, designed in a French-influenced classical country-house style. The scale appears broadly consistent with neighbouring houses and there are no significant tree or ecology objections, but BCP's coastal engineer has identified an unresolved drainage issue, as the applicant proposes soakaways which are prohibited within the Cliff Stability Consultation Zone. No BPC CRA objection recommended, but a comment should be submitted seeking clarification before determination.

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P/26/03537/BNG

23/07/2026

REGISTERED

7 Oratory Gardens Poole BH13 7HJ

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 P/25/00525/FUL

P/26/03899/CONDR

13/08/2026

REGISTERED

3 Dover Close Poole BH13 6EA

Variation of Condition 1 (Approved Plans) and 9 (Landscaping) of planning permission P/25/05135/CONDR (Variation of Condition 2 (Approved Plans), 4 (Bathroom Windows), 6 (EVC Points), 7 (Arboricultural Method Statement) and 9 (Site Landscaping Plan) of planning permission APP/22/00748/F (Vary Condition 2 of planning permission APP/22/00093/F to add a plant room to north east elevation) to enable material amendments to the approved scheme) to enable material amendments to the approved scheme and updated landscaping plan

Further Section 73 application to amend the approved replacement dwelling, principally reducing its footprint and floorspace, removing the indoor pool and revising the landscaping. The amendments appear less intensive than the approved scheme, so no BPCCRA objection is recommended, subject to the existing privacy, terrace and landscaping safeguards being retained.

P/26/03765/BNG

06/08/2026

REGISTERED

385 Sandbanks Road Poole BH14 8HZ

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 REF NO P/25/00323/FUL

P/26/03791/CLP

19/08/2026

REGISTERED

2 Cassel Avenue Bournemouth BH4 8JN

Lawful Development Certificate for proposed freestanding garden room, with outdoor seating canopy, enclosed storage shed, and enclosed sitting room.

Lawful Development Certificate for an 8m x 4m, 2.5m-high cedar-clad garden room with storage and covered seating area. The property is outside the Conservation Area and the main building appears to fall within normal permitted-development limits, although BCP will need to determine whether the covered seating element constitutes a verandah, which is excluded from Class E permitted development.

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P/26/04017/HOU

20/08/2026

REGISTERED

13 Haig Avenue Poole BH13 7AJ

Two-storey rear extension and alterations with new access and dropped kerb

Two-storey rear extension adding approximately 79 sqm. The scale appears capable of being accommodated within the plot. The submitted biodiversity checklist raises a potential question regarding BCP's bat-survey requirements for roof alterations in Canford Cliffs, but no substantive BPCRA objection is considered necessary.

P/26/04040/CONDR

21/08/2026

REGISTERED

34 Buccleuch Road Poole BH13 6LF

Variation of condition 2 (Approved Plans) of planning permission P/25/02147/FUL (Demolish existing property and erect a block of 13 flats with associated parking, access and landscaping) to enable material amendments to the approved scheme to include amending the number of bedspaces, incorporation of steps to the south of the proposed block of flats to address changes in level and amendments to which flats are M4 compliant units.

Section 73 application to amend the approved 13-flat scheme, changing the mix from 11 two-bed and 2 three-bed flats to 6 two-bed and 7 three-bed flats. The revised mix increases parking demand and, with all 20 spaces proposed to be allocated, the applicant's own transport note identifies a three-space visitor parking shortfall; BPCRA has therefore objected to the variation as submitted.

P/26/03994/CONDR

24/08/2026

REGISTERED

385 Sandbanks Road Poole BH14 8HZ

Variation of condition 2 (Approved Plans) of planning permission P/25/00323/FUL (Major application to demolish existing buildings and erect block of 9 apartments with parking bin and cycles stores) to revise parking layout in basement, relocate lift shaft and add a roof terrace.

Section 73 application to amend the approved nine-flat development, revising the basement parking layout, relocating the lift shaft and adding a rooftop terrace. Parking increases from 16 to 20 spaces and the external form remains broadly within the approved envelope; with a new rooftop terrace.

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P/26/03960/NMA

24/08/2026

REGISTERED

16 Lakeside Road Poole BH13 6LR

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

Resubmitted Non-Material Amendment to the approved four-flat development, following refusal of an earlier NMA in July. The amendments comprise extensive internal rearrangements, minor changes to the building footprint, balconies and window positions, and removal of a small stairwell projection; the principal reason for the previous refusal has been addressed by revising the top-floor layout so that the conditioned obscure glazing is retained and habitable rooms have appropriate clear-glazed windows.

P/26/03719/CONDR

24/08/2026

REGISTERED

Branksome Chine Cafe Pinecliff Road Poole BH13 6LP

Variation of Condition 8 (Opening Hours) of planning permission 22/00159/F (Internal and external alterations and extensions to the existing cafe/restaurant premises) for opening hours of 07:00 to 23:00 Sunday to Wednesday and 07:00 to 00:00 Thursday to Saturday. With the exception of New Year's Eve, when opening hours may be between 07:00 and 02:00 on New Year's Day.

Application to make permanent the previously trialled extended opening hours, changing the current 07:00–23:00 daily restriction to 07:00–00:00 Thursday to Saturday, while retaining 23:00 closing Sunday to Wednesday and allowing 02:00 on New Year's Eve. The same hours were previously permitted only for a 12-month trial, specifically so BCP could assess their impact over all seasons, with an additional requirement that the retractable roof be closed between 23:00 and 07:00.

P/26/04009/HOU

21/08/2026

REGISTERED

15 De Mauley Road Poole BH13 7HD

Proposed roof alterations and replacement of tiles to main dwelling and garage.

Alterations to the existing house and garage roofs within the Canford Cliffs Village Conservation Area, including replacement of roof tiles with natural slate, rationalisation of parts of the roof form and removal of a redundant chimney. The principal ridge height and established footprint are retained and the use of natural slate is appropriate to the Conservation Area.

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P/26/03988/HOU

24/08/2026

REGISTERED

5 Cliff Drive Poole BH13 7JD

First-floor extension to existing single-storey lounge wing to form a 5th bedroom suite and associated facilities.

First-floor extension over the existing lounge wing to create a fifth bedroom suite and additional lounge. The proposal sits immediately adjacent to a protected tree within 2 St Clair Road, which the applicant assumes will be subject to a future application for removal; no such application has presently been identified. BPCCRA objection recommended pending arboricultural evidence demonstrating that the extension is acceptable with the protected tree retained.

P/26/04155/NMA

27/08/2026

REGISTERED

48 Nairn Road Poole BH13 7NH

Non-material amendment following approval of P/25/04914/FUL for introduction of a phasing condition.

Non-Material Amendment to introduce phasing to the approved two-house development so that CIL payments fall due as each dwelling phase commences rather than at demolition stage. No changes are proposed to the approved houses or their planning impacts.

P/26/04099/FUL

27/08/2026

REGISTERED

31 Brudenell Avenue Poole BH13 7NW

Demolition of existing house and garage and erection of 2no. detached houses with integral garaging, parking, landscaped gardens and associated works.

Demolition of the existing dwelling and replacement with two substantial four-level contemporary houses with integral garages and landscaped gardens. Although considerably increasing the built floorspace, the scheme retains the principal protected trees and provides substantial plots, landscaping and neighbour privacy measures within a street where similar plot subdivision and contemporary redevelopment is already established.

P/26/04132/CLP

27/08/2026

REGISTERED

Canford Cliffs House 2 Meriden Close Poole BH13 7JT

Development Certificate for proposed siting of a mobile home within the garden curtilage.

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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/26/02713/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/26/01538/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.

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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.

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/26/03429/HOU

23/07/2026

APPEAL LODGED

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. BPC CRA has submitted an objection.

P/25/01216/FUL

07/05/2025

APPEAL DISMISSED

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/26/03429/HOU

23/07/2026

REFUSED

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. BPC CRA has submitted an objection.

P/26/03406/CLP

20/07/2026

APPROVED

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)

P/26/03296/CONDR

14/07/2026

APPROVED

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.

BPC CRA 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. BPC CRA 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.

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P/26/03356/HOU

24/07/2026

APPROVED

20 Chester Road Poole BH13 6DD

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

P/26/03106/HOU

03/07/2026

APPROVED

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/26/03080/HOU

06/07/2026

APPROVED

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/26/02311/LEG

15/05/2026

APPROVED

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

REFUSED

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.

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P/26/01573/FUL

22/04/2026

APPROVED

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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3.2. SIGNIFICANT APPLICATIONS (Made during this period)

P/26/04703/CONDR

30/09/2026

REGISTERED

21 Ravine Road Poole BH13 7HT

Variation of Condition 2 of planning permission P/25/05286/FUL. Alterations to existing dwelling, sever the plot and erect a detached dwelling with associated access boundary treatments. Change of approved plans to allow design changes.

The variation of an approved scheme for a new detached dwelling, relocating the front entrance to the side elevation and adding a third forecourt parking space. The building's scale and massing remain unchanged. Although the additional parking reduces frontage planting, BCP Trees has raised no objection, subject to the original landscaping safeguards being retained.

P/26/04702/HOU

29/09/2026

REGISTERED

50 The Avenue Poole BH13 6LL

Conversion & extension of part of existing garage to gym, retention of existing garage frontage and construction of a single-storey link extension to main house.

The conversion and extension of part of the existing garage to provide a domestic gym, with a single-storey link to the main house. The garage frontage will be retained, and the alterations are largely concealed from public view within The Avenue Conservation Area. No significant planning concerns identified, subject to appropriate protection of nearby mature trees.

P/26/04681/HOU

29/09/2026

REGISTERED

36A The Avenue Poole BH13 6HE

Demolition of existing garage and lean-to structure, addition of 2 single-storey extensions to dwelling and a greenhouse.

Substantial single-storey extensions incorporating additional living accommodation, an ancillary annexe and replacement garage. Although the combined footprint of the extensions is considerable, the additions remain subordinate in height and volume, and the site retains a substantial landscaped setting. No significant harm to neighbouring amenity or local character has been established. BCP Trees has raised no objection, subject to stringent conditions protecting mature trees, particularly during foundation and drainage works.

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P/26/04678/NMA

28/09/2026

REGISTERED

6 Canford Crescent Poole BH13 7NB

Non-material amendment following approval of APP/22/01763/F to change the material palette of Unit 2 to match Unit 1.

Non-material amendment to the approved scheme for two detached dwellings, reversing the arrangement of brickwork and render on one dwelling to match the other. No changes to building form, windows or site layout.

P/26/04602/FUL

22/09/2026

REGISTERED

Corfu 14 Chaddesley Glen Poole BH13 7PG

Proposed terrace and balcony refurbishment works, together with replacement and repositioned glazed guarding.

The works are consistent with previous permissions and introduce no significant changes to the building's scale or neighbouring amenity.

P/26/04598/NMA

22/09/2026

REGISTERED

Carisbrooke 172 Canford Cliffs Road Poole BH13 7ES

Non-material amendment following approval of P/25/00170/FUL for internal alterations to the layout of flats. Reduction in communal area stairwells. Repositioning of a 4th floor window in unit 33 on side elevation (south).

P/26/04313/CLE

07/09/2026

REGISTERED

2 Burton Road Poole BH13 6DU

Lawful Development Certificate for existing operation of planning permission 05/21211/006/F for 2 storey extension with basement that has been partially built for continuation of building.

This is a legal rather than a conventional planning determination, as the application is seeking confirmation that a planning permission granted in 2005 was lawfully implemented and remains capable of completion. Historic evidence indicates that construction commenced in 2007.

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P/26/04225/PNDEM

02/09/2026

REFUSED

Haven Hotel 161 Banks Road Poole BH13 7QL

Prior approval for the demolition of existing buildings.

Proposed demolition of the Haven Hotel and Business Centre refused due to insufficient information on demolition methods, environmental impacts, contamination and site restoration, alongside missing EIA screening. The application attracted 343 objections. Importantly, the refusal does not prevent a revised application, and the future of the site remains uncertain.

P/26/04215/CONDR

04/09/2026

REGISTERED

32 Chaddesley Glen Poole BH13 7PF

Variation of Condition 2 of planning permission APP/20/00305/F. Two-storey rear extension with landscaped roof terrace; construct domestic lift core within existing dwelling on the north-east side. To amend the drawings for a change in design and materials around the lift enclosure.

Minor amendments to an approved extension, comprising alterations to the lift enclosure and changes to external finishes.

P/26/03972/FUL

07/09/2026

REGISTERED

5 Chaddesley Wood Road Poole BH13 7PN

Demolition of the dwelling and 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 erection of a replacement dwelling with associated car parking (self-build).

A revised application for a replacement three-storey dwelling following two previous refusals and a dismissed appeal. Although the amended design addresses several earlier concerns regarding massing and overlooking, the relationship with No. 5A and the practical implications of demolition and construction remain sensitive. The proposal was recommended for approval at the Planning Committee meeting on the 8th October.

P/26/03597/HOU

28/09/2026

REGISTERED

15 Eaton Road Poole BH13 6DG

Removal of garage and erection of a single-storey garden store

Replacement of an existing timber garage with a slightly larger brick-built garden store within the Chester Road Conservation Area. The proposal retains existing boundary walls and introduces more appropriate traditional materials. No objections from BCP Trees or Highways, and no significant ecological concerns identified.