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CANFORD CLIFFS WARD PLANNING LIST

Significant planning applications, appeals and decisions: October 2026

1. Summary: Reflecting on recent planning activity

October saw a relatively modest number of new planning applications across the ward, with most involving householder alterations, non-material amendments or technical submissions rather than major redevelopment. None of the new applications reviewed this month warranted a formal BPCCRA objection at this stage, although BCP's Tree Team has requested further arboricultural information at 9 Dalkeith Road and 1 Brudenell Avenue before the potential impacts on protected trees can be fully assessed.

More significant activity came through planning decisions. The proposed demolition of the Haven Hotel, Sandbanks was refused due to insufficient information relating to the demolition methodology, environmental impacts, contamination, site restoration and EIA screening. At 5 Chaddesley Wood Road, the Planning Committee refused the revised replacement dwelling contrary to the officer recommendation, citing its scale, mass and overbearing relationship with No.5A. An appeal was subsequently lodged on 21 October.

Other decisions included refusal of the elevated terrace proposals at 1 Chester Road, where BPCCRA had raised concerns regarding overlooking, alongside a number of approvals and refusals relating to previously considered householder, amendment and lawful-development applications.

A significant change to the planning system also came into effect on 31 October 2026, introducing a new national scheme for deciding which applications are considered by planning committees. Many applications, including householder proposals, smaller residential schemes and non-material amendments, must now be determined by planning officers rather than committee. Larger or more significant applications will also normally be delegated unless they meet specific criteria and both a nominated senior planning officer and committee member agree that committee consideration is warranted. Existing arrangements allowing councillors to call applications to committee, or automatically referring applications because they attract a certain number of objections, will no longer operate in the same way. While public representations remain an important part of the planning process and must still be considered, fewer applications are therefore likely to be determined at public committee meetings.

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!

2. OUTSTANDING

2.1. SIGNIFICANT APPLICATIONS (Yet to be determined)

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.

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/26/04313/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.

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/26/03597/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.

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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/26/03537/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/26/04017/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 BPCCRA 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; BPCCRA 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.

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 opeing 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/26/03988/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.

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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/26/03181/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.

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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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.

2.2. APPEALS (Yet to be determined)

P/26/03972/FUL 07/09/2026 APPEAL LODGED

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).

Appeal lodged following BCP's refusal of the revised three-storey replacement dwelling. Although officers had recommended approval, the Planning Committee refused the application due to concerns over the scale, mass and proximity of the development to No.5A Chaddesley Wood Road, which was considered oppressive and overbearing and harmful to neighbouring living conditions. The appeal commenced on 21 October 2026.

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. BPCCRA has submitted an objection.

3. NEW

3.1. SIGNIFICANT DECISIONS (Made during this period)

P/26/00883/HOU 06/08/2026 REFUSED
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 BPCCRA 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 APPROVED
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 were no significant tree or ecology objections. BCP's coastal engineer had identified a drainage issue relating to the proposed use of soakaways within the Cliff Stability Consultation Zone. The application was subsequently approved.

P/26/03765/BNG 06/08/2026 APPROVED
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 REFUSED
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.

P/26/03899/CONDR 13/08/2026 APPROVED
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/26/03960/NMA 24/08/2026 REFUSED
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.

Second NMA to the approved four-flat development, following refusal of an earlier NMA in July. BCP refused the application because the proposed reconfiguration of the top floor, including replacement of the approved shower room with kitchen/living and bedroom accommodation, was considered sufficiently significant that it could not be treated as a non-material amendment.

P/26/03972/FUL 07/09/2026 REFUSED
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/26/04009/HOU 21/08/2026 APPROVED
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.

P/26/04132/CLP 27/08/2026 REFUSED
Canford Cliffs House 2 Meriden Close Poole BH13 7JT
Development Certificate for proposed siting of a mobile home within the garden curtilage.

P/26/04155/NMA 27/08/2026 APPROVED
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/26/04225/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/26/04598/NMA 22/09/2026 APPROVED
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/26/04678/NMA 28/09/2026 APPROVED
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.

3.2. SIGNIFICANT APPLICATIONS (Made during this period)

P/26/04432/CLE 20/10/2026 REGISTERED
Pomabe 4 Burton Road Poole BH13 6DU
Lawful development certificate for existing detached garden room.

Certificate of Lawfulness for an existing detached garden room. This is an evidential/legal application concerning whether the existing development is lawful, rather than a planning-merits assessment of its design or Conservation Area impact.

P/26/04679/HOU 16/10/2026 REGISTERED
Harbour Side 1 Brudenell Avenue Poole BH13 7NW
Demolish rear garage extension and create swimming pool and terrace, and outdoor kitchen area. Single storey extension to front to create living, dining and kitchen with outside terrace. First Floor front extension to create terrace area for bedrooms. New roof with gable ends to create master bedroom suite area and smaller terrace within middle gable end. New garage added to south east elevation

Major enlargement and remodelling of the existing dwelling, including front, side and rear extensions, a new gabled roof/second floor, terraces, swimming pool and garage. The house remains a single dwelling within a large 0.218ha plot.

BCP's Tree Officer has requested further arboricultural information, including details of levels, demolition methodology, drainage/soakaways, material storage and tree-protection measures. Very substantial, but the large plot is capable of accommodating significant development and no clear amenity or design harm has been identified.

P/26/04697/NMA 01/10/2026 REGISTERED
16 Lakeside Road Poole BH13 6LR
Non material amendment following approval of P/24/00786/F for internal and external alterations throughout the building, changes to the cycle store, introduction of an angled treatment to the north-west corner of the building across multiple levels, changes to the balcony on the third floor, removal of the stairwell and changes to fenestration.

Further NMA to the approved four-flat development, revising internal layouts, fenestration, balconies and the north-west corner. The latest scheme responds to the reasons BCP refused the previous two NMAs, particularly the upper-floor accommodation and access to natural light/ outlook. The previous refusal issues appear to have been specifically addressed.

P/26/04730/FUL 02/10/2026 REGISTERED
1-7 Viewpoint Sandbourne Road Bournemouth BH4 8JP
Proposed new Binstore

New bin store serving the existing development. Arboricultural information, including an AIA, Tree Protection Plan and Method Statement, has been submitted.

P/26/04750/NMA 01/10/2026 REGISTERED
Holly Hill Lodge 9 Alington Road Poole BH14 8LX
Non material amendment following approval of P/25/00168/FUL to Extend a window on the side elevation and remove a roof light

Minor amendment to the approved penthouse roof extension, enlarging a side window and removing a rooflight. The underlying permission is unchanged.

P/26/04752/HOU 01/10/2026 REGISTERED
9 Dalkeith Road Poole BH13 6JG
Single-storey extension with replacement terrace at 1st floor level, new entrance door, porch and windows including a Juliet balcony and erection of a garden room

Single-storey extension, replacement first-floor terrace, new entrance and windows including a Juliet balcony, plus detached garden room within The Avenue Conservation Area. BCP's Tree Officer has requested further arboricultural information because the garden room and associated construction/services may affect protected trees.

P/26/04782/FUL 08/10/2026 REGISTERED
The Penthouse Branksome Cliff 8 Westminster Road Poole BH13 6JW
Alterations to the penthouse flat to include the replacement of windows with full height windows/ doors on the side and rear elevations, removal of two false chimneys from the roof and installation of a replacement balustrade

Alterations to the existing penthouse comprising full-height replacement windows/doors to the side and rear, removal of two false chimneys and replacement balustrade. No additional floor or new external amenity area is proposed.

P/26/04821/HOU 08/10/2026 REGISTERED
30 Lakeside Road Poole BH13 6LS
Construction of a two storey rear extension, single storey side extensions and roof alterations

Two-storey rear extension, single-storey side extensions and roof alterations to a locally listed Arts and Crafts house within The Avenue Conservation Area. A broadly similar rear/side extension already benefits from an implemented 2020 permission. The principal character of the house appears to be retained, with no clear heritage or neighbouring amenity harm identified.

P/26/04889/BNG 05/10/2026 REGISTERED
48 Nairn Road Poole BH13 7NH
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/25/04914/FUL

Biodiversity Gain Plan submitted to discharge the statutory BNG requirement attached to the already-approved redevelopment of the site with two houses. The principle, layout and principal planning impacts were determined under P/25/04914/FUL.

P/26/04909/HOU 15/10/2026 REGISTERED
Sea Wing 1A Firs Lane Poole BH14 8JG
Proposed front porch canopy detail at ground floor level, with a front extension at second floor level. Rear extensions to all floor levels with associated external alterations. New lift to side elevation. Front extension to existing detached garage.

Extensive remodelling including rear extensions at all levels, a second-floor front extension, side lift and garage enlargement. The property already has substantial elevated rear terraces, so the proposal does not appear to create a fundamentally new overlooking relationship. Although a substantial scheme, no sufficiently clear policy harm has been identified to warrant an objection.

P/26/04940/HOU 14/10/2026 REGISTERED
5 Harbour Close 77 Haven Road Poole BH13 7NA
Single storey rear extension & garage enlargement

Modest householder proposal for a single-storey rear extension and enlargement of the existing garage.

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P/26/05017/HOU 16/10/2026 REGISTERED

12 Eaton Road Poole BH13 6DG

Single-storey side extension, timber cladding to the south and west elevations, together with a new low-level terrace roof supported by timber posts to the western elevation. Proposed balustrade and porch canopy. Proposed replacement of windows and doors.

Single-storey side extension and external remodelling within the Chester Road Conservation Area, including timber cladding, terrace canopy/balustrade and replacement windows and doors. The existing uPVC fenestration is proposed to be replaced with timber-framed units. Overall massing changes are limited and the material changes appear broadly positive in Conservation Area terms.