



TOWN & COUNTRY PLANNING ACT 1990
PLANNING & COMPULSORY PURCHASE ACT 2004

APPLICATION FOR PLANNING PERMISSION:

R/O 4 STATION ROAD, PARKSTONE, POOLE, BH14 8UB

PLANNING STATEMENT

DECEMBER 2023

REF. TP.21183

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GLOSSARY OF COMMON TERMS	
Planning Statement	PS
Conservation Area	CA
Town & Country Planning Act 1990	TCPA
Planning & Compulsory Purchase Act 2004	PCPA
Poole Local Plan	PLP
Heritage Statement	HS
Community Infrastructure Levy	CIL
National Planning Policy Framework	NPPF
Supplementary Planning Document	SPD

1.0 INTRODUCTION & GENERAL DESCRIPTION OF SITE & SURROUNDING AREA

- 1.1 This PS supports an application for planning permission for the construction of an extension to the rear of 4 Station Road, Parkstone, Poole. The application is submitted on behalf of Indi's Restaurant Ltd., the new lessee of the ground floor premises. The extension, in the style of a conservatory, is required to expand the seating capacity of the restaurant and allow for a reconfiguration of the inside of the ground floor of the existing building.
- 1.2 The rear of 4 Station Road is part of a larger rear service area for the ground and upper floor accommodation at 2-4 Station Road, accessed from Wessex Road. However, the area of the proposed extension is relatively small and is currently only used for ad-hoc exterior storage.
- 1.3 The application site is situated within the Ashley Cross CA. The adjacent building to the east, number 6 Station Road, is a locally listed building, as is the parade that extends further eastward from it. Between 6 Station Road, and 11 Wessex Road, is a small courtyard with windows from those buildings facing on to it. This is adjacent to the application site. The extension has been designed to maintain daylight to this area.
- 1.4 There is a parking courtyard to the rear of the site. This is accessed from Wessex Road. It is however not used in association with the application premises, but instead services adjacent properties. The site of the proposed extension is a small area with a concrete surface beyond the tarmaced service yard.
- 1.5 Two flues extract kitchen fumes and odours from the main building. These are to be reconfigured as part of the proposed development, with only one new flue in the location currently occupied by that located furthest from the building. It will have the same appearance as the existing.
- 1.6 The building fronts Station Road at Ashley Cross. This is unaffected by the proposed development.
- 1.7 The site is shown in the photographs on the following page.



1. The frontage to Station Road. This is not affected by the proposed development.



2. The site viewed from Wessex Road.



3. The location of the proposed extension.

2.0 DESCRIPTION OF PROPOSED DEVELOPMENT

- 2.1 The proposed extension is in the form of a conservatory style, with a brick plinth and glazing above. The roofs are a combination of obscure and clear glazing. The extension will effectively infill an under-utilised courtyard area to the rear of the main building. Overall, the design is traditional, reflecting the fact that the application site is in the CA.
- 2.2 The existing rear door to the main building will give access for customers to the new extension. Overall the number of table covers will increase from 50 to 70. Additionally, the existing flues will be reconfigured, with only one flue being required.
- 2.3 In being located to the rear of the property, there will be no visual impact from Station Road. The extension will be seen from Wessex Road. However, this is 32 metres away, and hence not particularly visible in the street scene. In any event, the extension will improve the appearance of what is currently a relatively plain and functional external storage area.

3.0 PLANNING HISTORY

- 3.1 The planning history of the site is set out in the following schedule.

REFERENCE	DESCRIPTION	DECISION
App/12/00414/K	Certificate of Lawfulness of Proposed Use or Development; change of use of take-away to restaurant with seating.	Grant 09/12/2023
APP/11/00902/F	Change of use to A3.	Withdrawn 01/08/2011
11177/18	Display illuminated fascia sign.	Refuse 05/07/1994

4.0 PLANNING POLICY

- 4.1 Section 70(2) of the TCPA and Section 38(6) of the PCPA require applications for planning permission to be determined in accordance with the provisions of the Development Plan unless material considerations indicate otherwise. In this instance the Development Plan comprises the PLP, adopted 2018.
- 4.2 The PLP identifies 4 Station Road as being situated within a primary shopping area / District Centre and having a secondary retail frontage. As such, Policy PP22 (3) [C] applies. This deals with the change of use of retail units. It is therefore not applicable to the application proposal.
- 4.3 The application site is within the Ashley Cross CA and adjacent to locally listed buildings at 6 - 30 Station Road. Policy PP30 therefore applies. This deals with heritage assets, the impact of which is assessed in the HS that accompanies the application. The assessment concludes that the proposed extension will be a positive new feature and will cause no harm to the heritage assets within which it sits and adjoins.
- 4.4 Of the borough wide policies, PP27 deals with design. It contains advice in respect of extensions and alterations. This includes the need to respect and relate to existing buildings and to maintain and enhance any details that contribute positively to local character.
- 4.5 In these respects the proposed extension will do much to improve the visual amenity of the area. The construction of the proposed extension offers an opportunity to improve the visual appearance of the area - characterised by a concrete surface - introducing a small building of modest size and of a traditional design in a location that is not actively used, excepting for ad hoc storage. The change in appearance will be positive, enhancing the character and appearance of the CA - as concluded in the HS.
- 4.6 The extension will sit on a brick plinth, with brickwork to match the existing building. Above, the conservatory will be mostly glazed set within a simple UPVC frame.

4.7 The presence of the conservatory will obscure the more mundane and functional appearance of the existing courtyard and be visually more attractive. The proposed development also reduces the number of flues from two to one, with the base of the flue within the new extension being encased within partitioning. The amended flue detail improves the appearance of the courtyard in addition to the improvement brought about by the extension itself.

4.8 Therefore. The policies of the PLP support the proposed development.

4.9 COMMUNITY INFRASTRUCTURE LEVY

4.10 The CIL Questionnaire has been completed and accompanies the application.

4.11 NATIONAL PLANNING POLICY FRAMEWORK

4.12 The NPPF, revised in February 2023, contains three sustainable development objectives - economic, social and environmental. The application is supported by the economic objective - through the expansion of a locally established business, creating job opportunities in its local market area.

4.9 The proposed use meets this national planning policy objective.

5.0 OTHER MATERIAL CONSIDERATIONS

5.1 Notwithstanding matters of planning policy, there are few other material considerations of relevance to the application proposal. The proposed extension will be used solely in association with the main restaurant at 4 Station Road. All associated matters such as the hours of opening, staffing, deliveries and waste disposal will therefore relate to the business as a whole, albeit catering for an increased number of customers.

5.2 The application site falls within Parking Zone B as identified in the BCP Parking Standards SPD. As such there is a nil requirement for car parking provision. The servicing for deliveries and collections will remain as per the existing arrangement.

- 5.3 The configuration of the proposed extension is such that a gap is retained to 6 Station Road in the area where that particular property has a small external courtyard. This courtyard is not accessible to the property but does have windows looking on to it. The gap between the boundary and the proposed extension in this area will maintain daylight to those windows.
- 5.4 The proposed extension will expand the size of the restaurant, which will be open from midday to midnight, seven days per week. There will be a total of 10 employees working from the premises.
- 5.5 It is considered that there are no adverse material considerations to prohibit planning permission from being granted.

6.0 CONCLUSION

- 6.1 This PS supports an application for planning permission for the construction of an extension to the rear of 4 Station Road, Parkstone. The extension will provide additional restaurant seating for the business of the incoming lessee, Indi's restaurant.
- 6.2 The extension is in the form of a conservatory style, with glazed elevations above a brick plinth. The brickwork will match the existing building. The development also proposes the reduction in the number of flues from the main building, from two to one.
- 6.3 The application site is in the Ashely Cross CA and adjacent to a locally listed building. As such, the acceptability of the proposed development has been assessed in terms of heritage impact and has been found to be acceptable - as set out in the separate HS that accompanies the application.
- 6.4 Policies of the PLP have been assessed and the application has been found to be compliant. Therefore, in the absence of any adverse material considerations, the application is commended for approval.