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PLANNING POLICY STATEMENT

**329 Sandbanks Road,
Poole, BH14 8HZ**

**Demolition of existing house and erection of four storey
block of 7.no flats with associated access and parking**

December 2023

INTRODUCTION

- 1.1 This planning policy statement has been prepared to support the applicant's planning application for demolition of the existing building at 329 Sandbanks Road, Poole and the construction of a four storey block of 7 no flats with associated access and parking.
- 1.2 The purpose of this policy statement confirms which are the relevant planning policies contained within the Development Plan, which in this case comprises the National Planning Policy Framework (NPPF), the Poole Local Plan (adopted 2018), supported by the Design Code SPG (2001) and the BCP Parking Standards SPD (2021).
- 1.3 This statement will explain how the proposal accords with the relevant criteria of adopted planning policies, and therefore should lead the planning officer to make a favourable recommendation of the planning application.
- 1.4 Reference to any material planning considerations including Local Planning Authority (LPA) decisions will be highlighted as these too, will have an influence over the outcome of this planning application.

SITE CHARACTERISTICS AND CONTEXT

- 2.1 The application site is currently occupied by a two-storey large detached dwelling house within the Lilliput area of Poole, located on the east side of Sandbanks Road and close to the junction with Lilliput Road. The site is accessed directly from Sandbanks Road which leads to a driveway and an area of hard standing used for vehicular parking. There is an enclosed garden to the rear which is mostly laid to lawn. The house is raised above street level by approximately 1.5m due to the topography of the area.
- 2.2 The site lies within a medium density residential area, comprising a mix of chalet bungalows, detached houses and blocks of flats. There are residential properties in all directions of the site. A detached house lies immediately to the north, a block of flats to the south and detached houses and chalets lie immediately to the east and west on Sandbanks Road and Lilliput Road. Oppositely 200m to the south (on the harbour side of Sandbanks Road) there is flatted development which is laid across 3-5 storeys.
- 2.3 Buildings are mixed in terms of character and appearance, comprising some traditional buildings and some contemporary with various ages, footprints, sizes, scales, heights, architectural styles and materials. Buildings are predominantly two to four / five storeys in height. There is no strong local vernacular. There are several examples of modern infill development and blocks of flats within the area, and overall there is little consistency in materials or detailing. As such the character and appearance of the area is varied. The building line is generally staggered along this stretch of Sandbanks Road.
- 2.4 Landscaping is a key feature of the street scene, with a strong presence of mature trees and well-established hedges and planting. There are several trees located around the perimeter of the site and within the shared boundaries with adjacent properties. The front boundary comprises a low level wall with dense soft landscape behind. Most properties front the road and have access and parking to their frontages, many of which include soft landscape in the form of well established shrubs and trees. The application site and sites that surround it are protected by a Tree Preservation Order (TPO) – TPO 5 / Area / A4/ 05.09.1989.
- 2.5 The site benefits from easy walking access to the shops and facilities in Lilliput (approximately 150m), which includes a convenience shop, bakers, hairdressers, restaurants and take aways. The site also benefits from good connections to Poole town centre (3 miles), Penn Hill shops (2 miles) and Ashley Cross local centre (1 mile). All are accessible by car or bus, with frequent bus services leaving from Sandbanks Road. These locations are also easily accessible by bike, and within walking distance. Parkstone train station is also a short distance in Ashley Cross, which lies on the main Weymouth to London Waterloo line. There are also several schools located within the area as well as doctors surgeries and dentists.
- 2.6 The site falls outside EA flood zones 2 ANSD 3, and outside the 2133 future flood risk zone on the Local Plan Policies Map (Policy PP38).

NATIONAL PLANNING POLICY FRAMEWORK

- 3.1 The starting point for any planning application in England should be consideration of its acceptability in terms of the NPPF, the latest amendment to which has been published in July 2021. The current NPPF clearly states that sustainable development is pursued in a positive way, at the heart of the Framework is a **presumption in favour of sustainable development** (paragraph 11).
- 3.2 There is no single definition of 'sustainable development', however in planning terms (paragraph 8) the NPPF identifies three overriding objectives which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):
- a) **an economic objective** – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;*
- b) **a social objective** – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and*
- c) **an environmental objective** – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.*
- 3.3 As part of the presumption in favour of sustainable development the NPPF actively encourages new residential development in sustainable locations (paragraph 105) offering a genuine choice of transport modes to help reduce congestion and emissions and improve air quality and public health. There is a particular emphasis on the effective and efficient use of land by reusing land that has been previously developed (paragraphs 119 and 120), especially if this would help to meet identified needs for housing where land supply is constrained and sites could be used more effectively.
- 3.4 Paragraph 60 reminds all parties in the planning process that to support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay. Paragraph 62 makes it clear that the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies. To promote development of a good mix of sites LPA's should support the development of small and medium sized windfall sites through their policies and decisions – giving great weight to the benefits of using suitable sites within existing settlements for homes (paragraph 69).

- 3.5 Paragraph 74 of the NPPF requires that LPA's should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old. Paragraph 11 of the NPPF indicates that where local planning authorities are unable to identify a minimum 5 years housing land supply, there will be a presumption in favour of allowing planning applications for sustainable residential development.
- 3.6 Significantly, paragraph 76 now advises that to maintain the supply of housing, LPA's should monitor progress in building out sites which have permission. Where the Housing Delivery Test indicates that delivery has fallen below 95% of the LPA's housing requirement over the previous three years, the authority should prepare an action plan in line with national planning guidance, to assess the causes of under-delivery and identify actions to increase delivery in future years.
- 3.7 Paragraph 124 advises that planning policies and decisions should support development that makes efficient use of land, taking into account:
- a) *the identified need for different types of housing, and the availability of land suitable for accommodating it;*
 - b) *local market conditions and viability;*
 - c) *the availability and capacity of infrastructure and services – both existing and proposed – as well as their potential for further improvement and the scope to promote sustainable travel modes that limit future car use;*
 - d) *the desirability of maintaining an area's prevailing character and setting (including residential gardens), or of promoting regeneration and change; and*
 - e) *the importance of securing well-designed, attractive and healthy places.*
- 3.8 Section 12 is key to the consideration of this planning application and relates to 'Achieving well-designed places'. Paragraph 126 highlights the creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations is essential for achieving this.
- 3.9 Part a) of paragraph 130 makes it clear that developments should function well and add to the overall quality of the area. Part b) requires development to be visually attractive as a result of good architecture, layout and appropriate and effective landscaping. It goes on to say in part c) that development should be sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change. Part d) identifies the need to establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places. Part e) identifies the need to optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development and support local facilities and transport networks. Part f) states that development should create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users.

- 3.10 Paragraph 134 states that development that is not well designed should be refused, especially where it fails to reflect government guidance on design, local design policies, guidance and SPD's.
- 3.11 Conversely, **significant weight** should be given to development which does take these into account, and/or developments of outstanding or innovative designs which promote high levels of sustainability or help raise the standard of design generally in an area, provided they fit in with the form and layout of the surroundings.

RELEVANT MATERIAL PLANNING CONSIDERATIONS

- 4.1 As previously mentioned, case law and paragraph 47 of the NPPF dictate those applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.
- 4.2 Planning decisions or appeals are material, as will be neighbouring representations. Outline planning permission was refused in December 2021 for the demolition of the existing building and the erection of a four storey block of 7no. flats with associated vehicular access and parking. (application ref APP/20/01080/P).
- 4.3 The Council cited four reasons for refusal which included: impact upon the street scene, character and appearance of the area as a result of the proposed scale, width, height, mass and forward position of the building on the site; overbearing impact on adjoining neighbours; and lack of financial contributions towards the mitigation of increased residential development upon the Dorset Heathlands and Poole Harbour designated sites.



Refused site plan and front and side elevations of application APP/20/01080/P

THE PROPOSAL'S COMPLIANCE WITH PLANNING POLICIES

- 5.1 Planning law requires that applications for planning permission be determined in accordance with the Development Plan, unless material considerations indicate otherwise¹. The NPPF must be taken into account as a material consideration in planning decisions. The NPPF is therefore a material planning consideration of **significant weight** that should be applied by those who determine planning applications or appeals.
- 5.2 The proposed scheme is essentially an amendment to the layout and design of the previously refused scheme under outline application APP/20/01080/P. This scheme has been designed to address the previous reasons for refusal.
- 5.3 The scheme proposes 7.no two bedroom flats as per the previous scheme. The site layout differs to the previous scheme by way of the siting of the block of flats further back into in the site away from the street. The footprint and form have also been amended to include projections to the front and rear elevations to break up overall scale and massing and to set the core of the building away from the shared boundaries, minimising visual impact to neighbouring properties. The overall height of the building has been reduced, and the size of the set in of the fourth floor from the sides of the main element of the building has also been significantly reduced. Some amendments are proposed to the fenestration, which includes balconies serving the first and second floor flats and a terrace serving the fourth floor flat. The internal layout of the flats has been altered from the previous scheme to enhance the amenity for occupiers and create an improved relationship with neighbouring properties.

Principle of development

- 5.4 Strategic Objective 2 of the Local Plan seeks to meet all housing needs, saying that these will be met by delivery of a wide range and mix of homes in the most sustainable locations through: focusing delivery on the redevelopment of brownfield sites, maximising opportunities within the town centre, district and local centres and along sustainable transport corridors, and the adoption of a flexible approach outside of sustainable transport corridors, to enable brownfield sites to be redeveloped for housing where they contribute to creating sustainable mixed communities.
- 5.5 Policy PP2 of the Local Plan supports intensification of housing in areas that offer good accessibility and connectivity, or areas that fall within a sustainable transport corridor. Policy PP2(2)(a)(iii) confirms new housing development shall be directed to the most sustainable and accessible locations in Poole, but Policy PP2(2)(b) confirms that:

“(b) Developments outside of the areas listed under (a) will be permitted provided that the scheme is capable of delivering sustainable patterns of development. The proposal will also be expected to demonstrate how suitable sustainable transport measures have been incorporated into the proposal to connect the development with town, district and local centres, as an alternative to reliance upon the car”.

¹ Section 38(6) of the Planning and Compulsory Purchase Act 2004 and section 70(2) of the Town and Country Planning Act 1990.

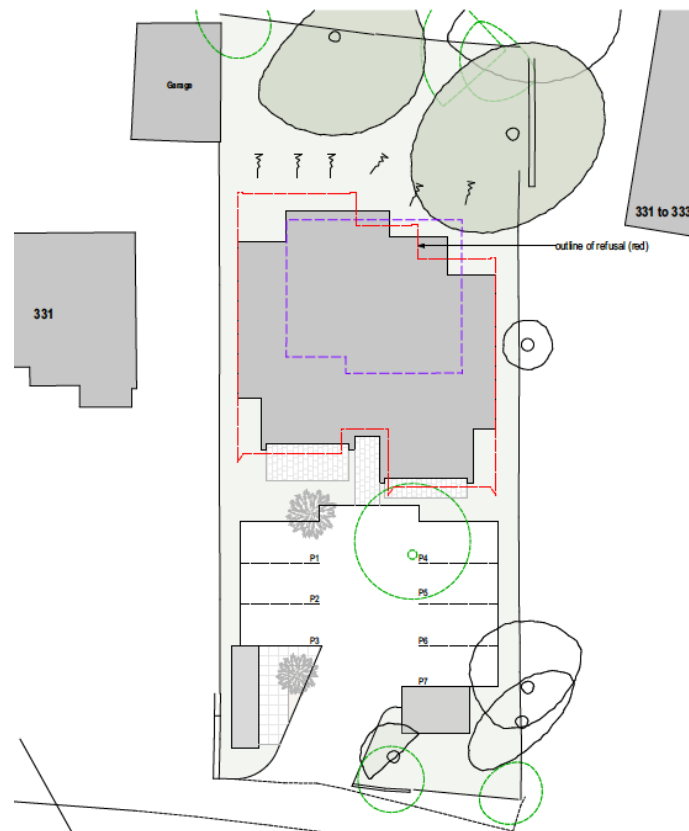
- 5.6 Policy PP7 seeks to deliver a step change of housing provision to meet the Council's objectives and to maintain a 5 year supply of deliverable housing sites. Paragraph (c) confirms that the LPA will encourage provision of a wide range of housing types. Policy PP8 confirms that a mix of all housing types and sizes are needed, and that all types of housing will be supported to provide flexibility and housing mix / choice to meet specific needs of the community as well as meeting local demand.
- 5.7 Policy PP28 encourages flatted development in locations that are sustainable yet are commensurate with the scale, massing and plot coverage of the surrounding pattern of development.
- 5.8 As the application site is within an area which is characterised by residential development close by to services and facilities of both the town centre and local centres, the principle of additional residential development in this location is acceptable and entirely compatible with the prevailing residential character of the area. There are cycle lanes along the main roads which connect the site to the town centre and local centre locations, and there are also easily accessible by safe walking routes. This will encourage occupants of the new flats to access these local facilities by walking or cycling and constitutes a sustainable pattern of development in accordance with adopted Local Plan Policies PP2, PP34 and PP35 and paragraphs 104 and 105 of the NPPF.
- 5.9 The proposed number of residential units will create a viable scheme and is of a density on par with other flatted developments within this area. The proposed development will make a more efficient use of this land, providing 7 no much needed two-bedroom flats that will positively contribute to the housing stock in in this part of Poole. New dwellings of this size, which are capable of being occupied by individuals, couples or small families, are in high demand in this location. This accords with NPPF paragraphs 60, 62, 119 and 124.
- 5.10 A fundamental material consideration is that the NPPF highlights the need to significantly boost the supply of housing. Chapter 11 stresses promoting an effective use of land and that planning policies and decisions should give substantial weight to the value of using suitable brownfield land within settlements for homes (paragraphs 119 and 120). Paragraph 69 states that the development of small and medium-sized sites make an important contribution to meeting the housing requirement of an area and LPA's should support the development of windfall sites within existing settlements for homes. It is clear that the government seeks to ensure optimum, efficient and effective the use of such land, as confirmed in paragraph 119 -124, particularly where there is an identified housing need.
- 5.11 According to the publication of the Housing Delivery Test 2021, published by the Office of National Statistics in 2022, this administrative Authority had only managed to achieve **78%** of the Housing Delivery Test: 2021 measurement. This is only a fraction above the government threshold of 75%. Accordingly, the housing land supply buffer remains at 20% for the Poole area of BCP until the 2022 Housing Delivery test results are published, and the LPA are required to produce a Housing Delivery Action Plan to identify the reasons and to agree actions to address the under delivery.

- 5.12 Further, the BCP Five Year Housing Land Supply Report 2021/21 (published 28th January 2022) demonstrates that Poole cannot currently demonstrate a five-year supply of deliverable housing sites against the local housing need figure. There is a shortfall of identified housing land supply of 423 dwellings and that as a result the BCP area of Poole currently only has a **4.1 year** housing land supply.
- 5.13 As a consequence, the presumption in favour of sustainable development as laid out in paragraph 11 of the NPPF is now engaged, meaning that the Council's policies relating to housing delivery are out of date, and a 'titled balance' towards allowing housing in sustainable residential locations such as this site unless there are protected areas or assets of particular importance. In this case there are not.
- 5.14 The benefits of allowing this scheme shall deliver additional housing in a highly sought after location to help address Poole's housing shortage, job creation during construction, revenue to local shops, services and facilities from occupiers, and new dwellings within a building that can offer environmental benefits such as 10% renewable energy sources. These benefits meet the requirement for a sustainable pattern of development under Local Plan Policy PP2(2)(a)(iii), and outweigh any harm that could be identified by the LPA in relation to the impacts of the development on the character and appearance of the area. Accordingly, the need to provide additional housing on this site in an accessible location should be given significant weight, being in accordance with the NPPF and Local Plan Policy PP1 which both promote sustainable development and communities.
- 5.15 Local Plan Policy PP27 requires good design in all new developments, measured by several criteria. The existing building on this site is to be demolished to facilitate the proposed development. The existing house is of little architectural merit, making a neutral contribution to the visual amenity of the street scene and the local distinctiveness of the surrounding area. The loss of the building and the redevelopment of this brownfield site provides an opportunity to create a high quality building which exceeds the threshold of good design to improve the visual amenity of the site and complement the existing residential development in the area. The development has been designed to exceed the threshold of good design. Assessing this proposed development against each of the criteria set out in Policy PP7 is as follows:

Layout and Siting

- 5.16 The position of the building accords with the prevailing pattern of development along this side of Sandbanks Road, in essentially the same location as the existing dwelling on the site. It is acknowledged that the proposed building will have a larger footprint to that of the existing building and will span almost the width of the plot a notable amount over and above the existing house. However, the building footprint and plot coverage will be on par with other properties on Sandbanks Road and in the surrounding area. Spacing between buildings will be maintained as well the existing staggered building line, preserving these spatial characteristics of the layout and pattern of development. Further the building footprint has been significantly reduced from the under the previously refused scheme. This can be seen in the site plan below.

- 5.17 There will not be a material increase in the amount of hard landscape to the site over and above what already exists with the access, driveway and parking area, and the balance of soft and hard landscape will be retained to preserve the character and appearance of the site and street scene.
- 5.18 The existing access will be amended, as shown on the site plan. Adequate parking will be provided in the form of 7 no car parking spaces are provided to the site frontage to meet the needs of the occupiers of the flats in a location within easy access to shops, services, leisure facilities and beaches. Bin storage and cycle storage is located to the front of the site close to Sandbanks Road for easy access. Trees and planting are retained to the front and rear of the site.



Proposed site layout, with existing building footprint outlined in purple, and previously refused building footprint in red

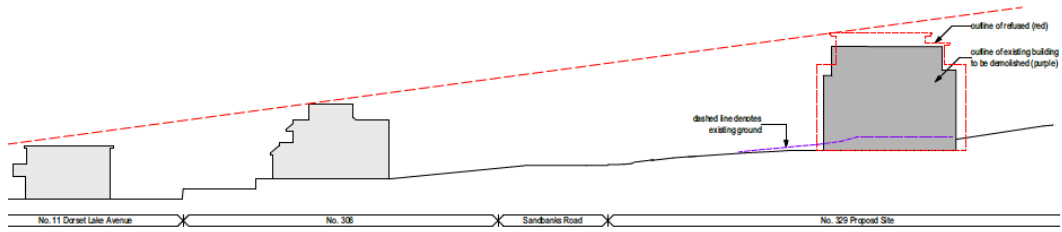
Height, Scale and Massing

- 5.19 With regard to scale, according to the Council's own Design Code SPG, the concept of scale in buildings is the measure of the form of that building to the human scale and to the relative dimensions of other neighbouring buildings. Relative scale is obvious when a building is much higher than its neighbours but other factors such as the height of the ground floor, the size of doors and windows or the length of unrelieved walls can also have a significant impact on whether or not a building is in tune with human scale.

- 5.20 When considering the massing, according to the SPG massing relates to the 3-dimensional form of a building, referring its height, shape and bulk. The Code advises that *“Flat roof designs may be appropriate in some areas of Poole where strong horizontal emphasis suits the landscape or in the context of modernist or contemporary buildings. The perceived mass can be reduced by inseting the upper floor levels.”*
- 5.21 In this instance the proposed building will wholly blends in with the wider character and appearance of the area. It is acknowledged by the applicant that the property is located on a row of properties with a mix of roof forms and heights and there is a considerable mix of overall scale and massing of buildings.
- 5.22 Further, there are already dwellings with contemporary roof designs alongside properties with hipped roofs and gables, and as such the proposed development is continuing this existing mix of design and form that forms part of the evolving character of this part of Poole. The proportions of the floor to ceiling heights are consistent with these other contemporary flat roofed dwellings and blocks of flats nearby.
- 5.23 The proposed building will have an increased overall height than the existing house on the site. However, the levels of the site will be excavated by approximately 1.5m so that the building is set into the ground to reduce the visual impact of its overall height. Further, the set back of the building into the site away from the street and the setback on the upper floor and the front projections will minimise the overall scale and massing and therefore the visual impact of the building from the street scene. As a result, the proposed building will not dominate the street scene or appear visually intrusive.
- 5.24 Further, the overall height, scale and massing have been significantly reduced from that of the previously refused scheme and the overall building height will be similar to that of the adjacent block of flats to the south. The horizontal emphasis of the building and the architectural details such as fenestration siting and design and the use of materials will also minimise the overall scale and massing of the building, as will the design features such as balconies. Further, the retention of soft landscape to the site frontage will screen the new building from the street. The backdrop of trees will still be visible due to the building’s modest height and flat roof form.
- 5.25 As such there will not be a material increase in terms of scale and massing over and above that of the existing house on the site. This plot lends itself to redevelopment for a larger building to make more efficient use of the land and to provide the type and size of housing which is in high demand in this area.



Proposed street scene, with existing building outlined in purple, and previously refused building in red



Proposed site levels, with existing building outlined in purple, and previously refused building in red

Materials and Detailing and Visual Impact

- 5.26 There is no overriding vernacular for the area. The architectural style and appearance of development within the site's immediate context and the surrounding area varies dramatically, as detailed above. The design and appearance of the proposed development is contemporary, and has been formed by the varied character of the area which includes traditional style properties as well as contemporary dwellings and blocks of flats. 'Visual Impact' is not clearly defined the Local Plan, however adopted planning policies do not require proposals to copy existing styles.
- 5.27 The contemporary design and appearance is appropriate to the location, as advocated in the Design Code (page 34). The exterior materials will be light grey stock face brickwork, anthracite aluminium cladding, detailing, doors and windows, bronze aluminium cladding and vertical timber boarding. Materials proposed are already present within the locality and appropriate to a close to waterside location. The additional design features, including the siting and design of fenestration and balconies and horizontal emphasis will provide architectural interest and articulation. The overall finish will be sharp and crisp, elevating the character and appearance of the street scene and enhancing Poole's richness of architectural design.



Proposed front (south west) elevation



Proposed side (north west) elevation

Trees and Landscaping

- 5.28 The rear garden area will be retained as lawn. Whilst the alterations to the site frontage to provide access, parking and turning space will require a reduction in the amount of soft landscape and small increase in the amount of hardstanding this will not materially or harmfully alter the visual amenity of the site of the character or appearance of the area since the vast majority will be retained.
- 5.29 The majority of the trees at front and the rear of the site will be retained, and will not be adversely affected by the development. As such the proposals comply with part b of Policy PP27. The trees to the rear will remain a prominent feature of the site when viewed from the street. The amendments to the siting of the block and the building footprint have addressed the concerns raised by the Council's tree Officers in relation to the previously refused scheme. The application is supported by an arboricultural impact assessment and tree protection report prepared by a qualified arboriculturist, Richard Nicholson, to demonstrate an acceptable tree building relationship.

Amenity

- 5.30 An assessment of the impact upon neighbouring amenities is required under part c of Policy PP27. The scheme has been designed to respect the amenities of neighbouring occupiers and those of the occupants of the new flats themselves.
- 5.31 To the side of No.327 Sandbanks Road there are two ground floor windows and two first floor windows, but these are secondary to other windows positioned on the front and rear elevation of the house and therefore should not be adversely affected. The proposed building will not affect the 45 line of outlook from the front elevation windows that serve this neighbouring property.
- 5.32 Whilst the outlook view from the flats in the northern block at No.331-333 will be impacted, the proposal will cause no materially harmful loss of outlook, and due to its siting to the north of this adjacent building will cause no adverse loss of natural light.

- 5.33 Whilst the building will be closer to the shared boundaries than the existing house, the spacing that will be retained due to the sting of the block as well as the flat roof design and set backs of the side elevation and upper floors will ensure that the new building will not appear unduly overbearing.
- 5.34 The windows on the side north west elevation will serve bathroom and a kitchen to flat 5 on the second floor and as such will not give rise to any materially harmful overlooking or loss of privacy to the occupants of No. 327 Sandbanks Road. This is also the case for the side windows on the south east elevation facing the block of flats at No. 331-333. The third floor windows on the same elevation will serve a kitchen and living room, but due to their elevated siting and height as well as their set back from the boundary and the position of the building in relation to the adjacent block of flats will not give rise to any adverse loss of privacy to any neighbouring properties.
- 5.35 The proposals will have a significant amount of glazing to the rear and front as well as balconies on the front elevation, however this is not uncommon in this residential area. Any overlooking which will occur is reasonable and commensurate with other relationships along the road where many houses have upper floor living rooms and other accommodation as well as terraces / balconies from which mutual overlooking already occurs. No direct overlooking will occur from the proposed balconies or terrace to the penthouse flat, and if the LPA is minded to do so an adequately high privacy screen can be installed by condition.
- 5.36 The gross internal area (GIA) of the flats would be between 72.89 and 96.77 sqm. The Government's nationally described space standards (2015), advises that a two bed four person flat should have a minimum floorspace of 70 sqm. Whilst the Local Plan does not require applicants to comply with the minimum space standards, each of the flats in this proposed development comply with them.
- 5.37 The internal layouts of the flats ensure that future occupants would have a high standard of living. Each would comprise two bedrooms (one in each flat with ensuite), with a bathroom and open plan living / kitchen / dining space, and storage space. Fenestration layout ensures habitable rooms are provided with adequate amounts of daylight and outlook, whilst enjoying a good level of privacy. Each of the upper floor flats benefit from a balcony on the front of the building and the ground floor flats have a terrace. There is a communal amenity space to the rear of the building and this would be sufficient to allow good levels of natural sunlight and privacy to be enjoyed by the future occupants. There are adequate recreational facilities close by at Sandbanks beach, Poole Quay, Hamworthy, Baiter, White Cliff and Poole Park, which are all within walking distance for additional amenity if required.
- 5.38 The flats would be appropriate for occupation by a mix of singles, couples or families, and the amount of development proposed for the site strikes a balance of meeting its development potential whilst ensuring a high level of amenity for future occupants and the occupants of neighbouring properties.

- 5.39 In consideration of the points above, the siting, layout, scale, mass and appearance of the proposed scheme respects the pattern of development in the area without harming the amenity of neighbouring properties, the visual amenity of the street scene or the character and appearance of the area. The development will integrate well into the urban and coastal environments and will exhibit a high standard of design as required by Local Plan Policy PP27 and also fully complies with the requirements of NPPF paragraphs 126, 130 and 134.

Parking and Access

- 5.40 The site lies within Parking Zone D as set out in the BCP Parking Standards SPD, which requires 1 parking spaces for a two bedroom flat in this location. The provision of 7 no parking spaces to the site frontage ensure that the proposed scheme meets the requirement of the SPD and Local Plan Policy PP35 in terms of parking. The parking and access arrangements are similar to those of the previous scheme, to which no reasons for refusal related to highway matters, and the Council's Highways Officers supported that application subject to conditions.
- 5.41 There will be no material additional impact upon highway safety, as the existing access onto Sandbanks Road will be retained and altered, with good visibility to enable safe access and egress from the site. Visibility splays are provided either side of the vehicular access to enhance pedestrian safety. Adequate turning space will be provided within the site to enable vehicles to enter and leave in a forward gear. Nor will there be a significant impact upon traffic or trip generation over and above what is already generated by the existing houses and flats in this location. In these respects, the proposals align with the requirements of Local Plan Policies PP34 and PP35.
- 5.42 The site has good accessibility to public transport and provision for bicycle parking is provided to encourage residents to use cycling as an alternative to the private motor car. Bin provision is secured within 10m of the carriageway to meet ECPS refuse operational requirements.

Energy and Resources

- 5.43 Local Plan Policy PP37 discusses building sustainable homes and requires that for developments of 1-10 homes, that a minimum of 10% of energy demands originate from renewable energy sources. The development will incorporate appropriate renewable and low carbon energy resources (to be finalised) so as to accord with paragraphs 153 and 155 of the NPPF and Policy PP37.
- 5.44 The design, construction method and materials could include: (i) low U-values for walls, floors and roof, energy efficient insulation; (ii) 'A' rated double glazed windows and doors; (iii) A rated appliances and lightbulbs, lighting sensors, individual heating controls, metering equipment; and (iv) efficient boiler systems. The orientation of the habitable room windows will enable natural light throughout the day and evening to reduce reliance on artificial heating and lighting sources. The best practicable options will be taken to ensure that at least 10% of the energy to be used in the development will be made by the provision of renewable energy sources, as required by Policy PP37.

Flood Risk and Drainage

- 5.45 The site is located in flood zone 1. Whilst being close to the harbour the location of the site is not in the future flood zone due to its elevated position above sea level.
- 5.46 With regard to meeting the challenge of climate change, flooding and coastal change Paragraph 167 of the NPPF sets out that when determining planning applications, LPA'S should ensure flood risk is not increased elsewhere.
- 5.47 All areas of hardstanding, such as the driveway, manoeuvring area and parking areas will be constructed from porous materials to ensure that all run off is managed within the boundaries of the site. The use of permeable surfaces will ensure that if there is a long period of rain then the rainfall can be absorbed into the ground without impacting on public sewers. If required, a soakaway infiltration system can be provided to the rear of the site. The soakaway will provide storm water attenuation, storm water treatment and groundwater recharge. The exact size and position of the soakaway will be determined on site prior to installation as part of compliance with building regulations. As such, in accordance with Local Plan Policy PP38, the proposed development would not increase flood risk elsewhere.

CONCLUSION

- 6.1 The NPPF confirms that sustainable development should be afforded the presumption in favour of development. **Local Plan Policy PP1** refers to the presumption in favour of sustainable development. This proposal meets the 3 roles of sustainable development by reason of providing an additional 7no. two bedroom flats in this sustainable and accessible location, thereby assisting the Council to meet its housing need. The proposal would increase the choice, mix and supply of residential accommodation within this part of Poole to meet the needs of singles, couples or small families looking to live in a town centre location close by to shops, services and facilities.
- 6.2 The development would make more efficient use of this site as required by the NPPF as well as Local Plan Policies. It would also enhance the viability and vitality of commercial uses that occur in the town centre and local centres (social role), investment of the site, job creation during construction and the support of facilities and services within the town and local centres by new residents (economical role) as well as the delivery of an energy efficient and sustainable building in a sustainable location close by to public transport networks and facilities (environmental role).
- 6.3 It is considered that the submitted scheme creates a carefully balanced and attractive proposal which would respect the pattern and layout of development in the vicinity and preserves the character and appearance of the area.
- 6.4 The Council's reasons for refusal given for the previously refused scheme on this site have been adequately addressed and overcome. It has also been demonstrated in this statement that the proposed development also complies with all other relevant adopted planning policies, and therefore I would request that planning permission is approved.
- 6.5 In order to avoid the delay that inevitably comes with the submission of additional information secured by planning condition when planning permission is granted, if there are any additional details needed please could the planning officer notify the agent during the application stage, so that information can be supplied before a decision, if available.