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Mr Parker
40 Clifton Road
Poole
BH14 9PP

Your Ref:
Our Ref: PREA/23/00092
Contact: Camila Bastidas

Date: 07/12/2023

Dear Mr Parker

Proposal: Balcony enlargement at 1st floor level with an attached extension to the south east front elevation (to be used as a residential garage), fenestration amendments and ground floor layout changes.
Location: 40 Clifton Road, Poole, BH14 9PP

I refer to your request for advice received and validated in this office on 29 September 2023. I have visited the site and considered the proposed development having regard to the relevant policies, constraints and opportunities and I would advise:

Relevant Planning History

There are various historic planning applications for this site. These are considered the most relevant:

2023 – Current planning application for the revision of list of plans to substitute plans making minor changes to fenestration, front balconies and aesthetic finishes, add back rear balconies - Variation of Condition 11 of planning permission APP/16/00736/F (plans list) for changes to first floor balconies approved under APP/21/00290/F, internal alterations to the lower ground floor no. 40A, changes to solar panels no. 40, change front ground floor render to stone cladding and other exterior aesthetic changes. **Ref: APP/23/01101/F**

2023 – Planning application withdrawn to erect attached garage, first floor balcony expansion, fenestration/materials alterations to elevational treatment. **Ref: APP/23/00830/F - Reason for withdrawal:** the proposed plans had discrepancies with the previously approved dwelling. It was stated that the discrepancies were not able to be resolved at the application process stage.

2023 - Planning application withdrawn for householder alterations and erection of attached garage. **Ref: APP/23/00303/F - Reason for withdrawal:** the proposal had different elements of the proposal that were not included in the description of the development.

2023 – Pre-application advise sought to amend condition 5 and 11 of APP/16/00736/F - to allow clear glass to study window. **Ref: PREA/23/00009**

Recommendation: Proposal likely to be supported by the LPA

2022 - Certificate of Existing Use or Development refused for clear glazing on the study window on the side elevation and the visibility splays implemented at time of initial construction in difference to approved plan. **Ref: APP/22/00588/J**

Recommendation: Due to insufficient period of time (less than 10 years) from the date the breach of conditions 6 and 10 of the planning permission APP/15/00334/F and conditions 5 and 8 of the planning permissions APP/15/01212/F and APP/16/00736/F) were committed and present day, the implemented clear window on the ground floor to the east and the higher than 0.6m hedging planted within the visibility splays are not lawful and proposed certificate of lawfulness cannot be granted.

2021- Planning application granted to enlarge rear facing balcony. **Ref: APP/21/00290/F**

2018 - Construct detached garage to front of property, convert existing integral garage to accommodation, alter fenestration to principal elevation at ground floor level and landscape. **Ref: PREA/18/00149**

Recommendation: The proposed garage would be at odds with the prevailing pattern of development within the immediate vicinity and would be visually intrusive within the street scene such that planning permission is unlikely to be forthcoming.

2016 - Planning Permission granted for the Variation of Condition 11 of Permission APP/15/01212/F to revise the list of approved plans to substitute plans making minor changes to fenestration, front balconies and to aesthetic finishes. Add back rear balconies approved through APP/12/01319/F but subsequently omitted on approval of APP/14/0116/F and later variations. **Ref: APP/16/00736/F**

2015 – Planning Permission granted for the Variation of Condition 12, approved list of plans, of Planning Approval ref. APP/c, to substitute plans to that already approved under APP/15/00334/F; and removal of Condition 4, to reflect removal of rear balconies; variation of Condition 6, to protect trees in accordance with APP/15/00334/F; and, variation of Condition 9, to reflect current approach Code for sustainable homes. **Ref: APP/15/01212/F**

2015 – Planning Permission granted to demolition of existing house and erection of 2 detached dwellings with associated access and parking (Amended plans received 16/07/15 revising the design of the 2 proposed dwellings). **Ref: APP/15/00334/F**

1964 – Planning Permission to erect a 3-storey dwelling with private garage. **Ref: HIST/64/33531/F**

Relevant Planning Policy

Poole Local Plan (Adopted November 2018)

PP01 Presumption in favour of sustainable development

PP27 Design

PP35 A Safe, Connected and Accessible Transport Network

Supplementary planning documents

BCP Parking Standards SPD (adopted January 2021)

National Planning Policy Framework (2023)

Recommendation

Having regard to the information submitted, my pre-application advice is as follows:

Consultee Responses

Consultation with the Arboricultural Officer and the Highways Authority has been done as part of this initial response, but the Local Planning Authority has not consulted external agencies, who may make representations on any subsequent planning application. Those comments may be material planning considerations and may affect the final recommendation.

Impact on the character and appearance of the area and residential amenities:

Policy PP27 of the Local Plan sets out the requirements for development to create well designed places. This includes consideration of patterns of development and materials.

The proposed garage would be readily visible within the streetscene due to its siting to the front of the dwelling. However, it would be partly screened by the boundary treatments. It is considered that the proposed garage would be considered in keeping with the appearance of the dwelling as due to its design, mass and single storey scale it would appear subservient to the existing dwelling. In addition, there are front garages with a similar mass and design as the proposal an example of this is at No. 43 Clifton Road.

Compared to the previous pre-application advise sought under reference: Ref: PREA/18/00149. This proposal seeks a single garage, the previous proposal under this reference proposed a double garage which was larger in mass and footprint, in addition the existing boundary treatments would partly screen the proposed garage and currently there are front garages seen within the streetscene and in the wider surrounding area.

The proposed balcony enlargement would be in keeping with the existing balcony and would not appear out of keeping with the appearance of the existing dwelling and the streetscene.

The proposed fenestration amendments and internal remodelling would be permitted development.

Policy PP27 of the Local Plan sets out the requirements for development to create well designed places. This includes consideration of amenity.

The proposed garage due to its single storey nature and its siting, would not materially alter the amenities of the neighbouring dwellings in terms of loss of outlook, daylight/sunlight or have an overbearing impact.

The proposed balcony would most likely allow direct views to the first-floor windows of No. 41 Clifton Road, therefore it would be recommended to insert a privacy screen to the westside of the proposed balcony. However, the proposed balcony enlargement would not materially alter the amenities of the neighbouring dwellings in terms of loss of outlook, daylight/sunlight or have an overbearing impact. It would also not raise harm to the privacy of the neighbouring dwellings.

Therefore, with amendments to the proposed balcony enlargement, the scheme would be considered to be in accordance with Policy PP27 of the Local Plan.

Impact on trees:

Policy PP27 of the Poole Local Plan sets out requirements to ensure that development does not result in the loss of trees that make a significant contribution and if any trees require removal, they should be replaced to mitigate their loss.

The Arboricultural Officer has advised that

“the proposal is not dissimilar to two previously withdrawn application which gained no objection from the arboricultural team. If a full application is submitted it will need to be supported by an arboricultural impact assessment and method statement, which complies with BS:5837:2012 and demonstrates how the development can be built and used without detriment to retained and TPO’d trees which constrain the site”.

Provided that the arboricultural information is submitted and it complies with the requirements. In principle, the proposal would be supported by the Arboricultural Officer.

Impact on parking and highway safety:

The Highways Authority has assessed the proposal and has advised that the proposal will retain the existing access and sufficient on-site parking would be retained. Therefore, it would be in accordance with Parking Standards SPD (Adopted 5 January 2021) and PP35 of the Poole Local Plan (November 2018).

Conclusions

The proposal would be acceptable in principle and likely to gain support given its design, siting and scale. However, the applicant would need to comply with the Arboricultural Officer comments in order to gain support for this scheme.

The proposal is also likely to gain support from the Highways Authority.

In conclusion, the proposals based on the submitted drawings would be considered favourably by the Local Planning Authority at the application stage.

These views are based upon my own professional opinion and given without prejudice to any decision that the Local Planning Authority may make should an application be submitted. The applicant is advised that whilst a detailed desk top study has been carried out regarding the proposed development and its implications, the case officer has not had opportunity to notify neighbouring residents or visit their properties to fully assess the impact of the development. Should an application be submitted, then through the consideration of that application further issues may come to light, which are unknown at this stage, and may if considered material require additional modification to the proposals or if necessary, refusal of the application if changes are not made.

Yours faithfully

Camila Bastidas
Planning Assistant

Frances Summers
Senior Planning Officer
13.12.2023