

76 Panorama Road, Sandbanks, BH13 7RF

Planning, Design & Heritage Statement

Boyer

Prepared on behalf of Julie Gourgey | March 24

REPORT CONTROL

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1. INTRODUCTION

- 1.1 This Planning, Design & Heritage Statement (“the Statement”) has been prepared in support of a full planning application submitted on behalf of Julie Gourgey (‘the Applicant’), at 76 Panorama Road, Sandbanks, BH13 7RF (“the Site”).
- 1.2 The application seeks full planning permission for external works to the property. The description of development is as follows:
- “Erection of a beach hut adjacent to the existing dwelling & the construction of a plant room, steps, glass balustrading, and surfacing works to the external pool area.”*
- 1.3 The proposal seeks to enhance the functionality & quality of the external amenity space for the existing residents to enjoy, whilst ensuring that the area will remain respectful of the neighbouring context & sensitive to the character of the Sandbanks Conservation Area (CA).
- 1.4 This application is supported by the following additional documentation:
- Application Form (prepared by Boyer); and
 - CIL Form (prepared by Boyer).
 - Site Location Plan (prepared by Pool Design Ltd);
 - Existing & Proposed Drawings (prepared by Pool Design Ltd); and
 - Heat Pump Specification Data (prepared by UK Pool Store).
- 1.5 This Statement is structured as follows:
- Section 2 – describes the Site, surrounding area, & sets out the relevant planning history;
 - Section 3 – summaries the proposed development;
 - Section 4 - provides an overview of local planning policy & guidance relevant to the proposed development;
 - Section 5 – provides an assessment of the proposals against the provisions of the development plan & other material considerations; and
 - Section 6 – provides a conclusion.
- 1.6 This Statement considers the planning benefits of the proposal regarding the development plan policies and material considerations.

2. SITE & SURROUNDINGS

The Site

- 2.1 The Site comprises a detached property which is accessed via a driveway in between No. 74 & No. 78.
- 2.2 The property is sited on the northern side of Panorama Road and is located within the Sandbanks CA. The CA Appraisal (2009) describes the Site as having been constructed recently in modern “New England” style with weather boarded elevations and is listed as providing a neutral contribution to the CA.
- 2.3 The Site is level, backs onto the shoreline & is characterised by dense vegetation and trees protected by TPOs along the boundaries. Most of the Site is located within Flood Zone 1 (low probability), however, its northern edge, along the coastline, is located within Flood Zone 3, identified as being at risk of future flooding.

Surrounding Area

- 2.4 The surrounding area is characterised by large, detached properties of varying scale and design.
- 2.5 The Sandbanks CA appraisal describes the overall impression of the surrounding area as one of “rustic informality” with dominant elements of tall, mature trees & shrubs between the road and the harbour. The privacy of residents is also maximised as most houses are set back from the road nearer to the shoreline and are heavily screened by vegetation.

Planning History

- 2.6 A desktop review of the planning history for the Site has been undertaken using the Council’s online planning search. Relevant applications have been included within the table below.

Application Reference	Description of Development	Decision & Date
APP/19/01336/F	Install 2 no. 14KW Ecodan Heat Pumps on east elevation.	Permitted on 6 th January 2020
02/06652/019/F	Demolish existing dwelling and erect split-level part 3 and part 4-storey, 5-bed detached house with integral garage.	Permitted on 22 nd July 2002
02/06652/018/F	Construct a 17 metre long jetty and slipway at the rear.	Permitted on 27 th May 2002

00/06652/014/F	Demolish existing dwelling and erect a detached house with basement garaging.	Permitted on 10 th May 2001.
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3. THE PROPOSAL

- 3.1 The proposal comprises various external works to the garden/amenity area of the property. The proposed drawings indicate the elements permission is sought for; however, we provide a summary of each below.

Beach Hut

- 3.2 The first element includes the erection of a beach hut along the north-eastern elevation adjacent to the existing dwellinghouse. The beach house will be of a modest scale (3m x 2m) and will include a changing area, W.C, & storage area for the residents' use.

Alterations to Swimming Pool Area

- 3.3 The second element includes external alterations to the existing swimming pool area. Planting within this area will be reduced to allow for a small section of terrace (same height as the pool). Steps will then lead down to an area of patio within the existing landscaped area (annotated as the middle terrace on the plans) which will include a seating/table area. A further set of steps is then proposed, leading down to the existing jetty (annotated as the lower terrace on the plans).
- 3.4 Specifically, a EVAstream counter current will be installed within the pool (western edge), with the spill-over of the pool caught within the proposed overflow channels.

New Plant Room

- 3.5 It is proposed to install a plant room to house the existing plant associated with the pool underneath the small section of terrace immediately adjacent to the pool (see 'Plant Room under Terrace' annotated on the plans).
- 3.6 The previous plant room was subterranean, and accessed via a hatch & rung ladder, to the north of the existing pool (see existing plan). Access to the new plant area will be from the existing lower terrace, via an acoustic door, allowing safer access to the pool plant, compared to the existing situation.

Air to Water Heat Pump

- 3.7 A new air to water heat pump is proposed on the lower terrace, on the south western edge of the pool.

Barbecue Area

- 3.8 A new barbecue area is also proposed within the garden of the property (to the north east), which will be two steps down from the top terrace.

4. PLANNING POLICY CONTEXT

4.1 Section 38(6) of the Planning and Compulsory Act 2004 states that planning applications should be determined in accordance with development plan policy unless material considerations indicate otherwise.

4.2 In this instance, the relevant Development Plan for the area comprises the Poole Local Plan (PLP) (November 2018).

Development Plan

4.3 The relevant policies are listed below and are set out in further detail within Section 5 of this Statement:

- PLP Policy PP1 - Presumption in favour of sustainable development;
- PLP Policy PP27 – Design;
- PLP Policy PP30 – Heritage Assets; and
- PLP Policy PP31 – Poole’s Coast and Countryside.

Material Considerations

National Planning Policy Framework (2023)

4.4 The National Planning Policy Framework (NPPF) (2023) sets out the government’s economic, environmental, and social planning policies for England.

4.5 The overarching national planning policy theme evident from the NPPF is a presumption in favour of sustainable development, which the Government have advised should be at the heart of the planning system. In terms of development management, it advises that the primary objective is to foster the delivery of sustainable development and should not hinder or prevent future development.

4.6 Chapter 12 relates to creating well designed and beautiful places. Paragraph 131 stresses that good design is a key aspect of sustainable development as it creates better places to live and work and makes development acceptable to communities. Paragraph 135 requires developments to function well and add to the overall quality of the area, be visually attractive, sympathetic to local character and history, establish or maintain a strong sense of place and optimise the potential of the site and create places which are safe, inclusive and accessible.

4.7 Chapter 16 relates to conserving and enhancing the historic environment. Regarding conservation areas & the settings of heritage assets, paragraph 212 requires Local Planning Authorities to look for opportunities for new development to enhance or better reveal their significance.

Other

4.8 Other relevant guidance that is relevant to this application include:

- Heritage Assets SPD (2013);
- Shoreline Character Areas SPG (2004); and
- Design Code SPG (2001).

5. PLANNING ASSESSMENT

- 5.1 This section assesses the principle of development and its potential impact against the aims and objectives of the Development Plan.

Design & Heritage

- 5.2 Policy PP27 (Design) establishes that a good standard of design is required in all new developments, including external alterations to existing buildings. Development will be permitted where it reflects and enhances local patterns of development and responds to natural features on the Site.
- 5.3 Policy PP30 (Heritage Assets) states that development within Conservation Areas should enhance the significance and value of the site within the street scene and wider setting.
- 5.4 Policy PP31 (Poole's Coast and Countryside) Part 1 (C) establishes that development should protect the undeveloped nature of the Sandbanks beachline, with only minor, ancillary structures permitted within 25 metres of the landward edge of the beachline.
- 5.5 The application solely proposes external alterations to the existing garden area & a small beach hut to remain ancillary to the existing dwellinghouse. As such, the proposals are in line with the requirements of Policy PP31.
- 5.6 Whilst the beach hut is proposed to the side of the existing dwelling, due to its limited size (3m x 2m), setback position of the property, and dense vegetation screening in this area, the beach hut would not be visible from Panorama Road and therefore would preserve the character of the property and Conservation Area.
- 5.7 A plant room is also proposed to house the existing plant associated with the pool. The plant room will provide visual screening of this plant and will be positioned under a small section of terrace directly adjacent to the pool, reducing the visual impact of the proposal. Access to the new plant area will be for the existing lower terrace, via an acoustic door, allowing safer access to the pool plant.
- 5.8 A new terraced area (middle terrace) comprising a seating area with table is proposed to the north east of the pool and a barbeque area is proposed on the upper terrace to the east of the Site. Surfacing for the middle terrace will comprise of pebble flooring which will provide a high-quality material and will complement the existing stone paving in place along the external terrace.
- 5.9 The Site is enclosed by retaining walls and fencing which, alongside the dense vegetation along the site boundaries, will screen the proposals from view of the public domain. As such, the proposals will not impact upon the character of the surrounding CA.
- 5.10 Overall, the various elements of the proposal, both individually & collectively, will remain sympathetic to the character & appearance of the property and will preserve the character and appearance of the CA. Therefore, the proposals are in line with Policies PP27 & PP30 of the PLP.

Residential Amenity

- 5.11 Policy PP27 (Design) states development should not result in a harmful impact upon amenity for local residents, considering levels of sunlight and daylight, privacy, noise and vibration, and whether the development is overbearing or oppressive.
- 5.12 The minor scale & height of the beach hut will preserve neighbouring amenity in terms of daylighting & outlook and would not result in an overbearing impact upon neighbouring residents. It has been positioned to ensure that they will be screened from the view of neighbouring residents. The beach hut will be screened by the existing retaining wall and the dense vegetation separating the existing dwelling from the adjacent property at no.19.
- 5.13 Furthermore, the proposed plant room will be located under a terrace. Therefore, the proposals will not result in any harmful impacts in relation to neighbouring outlook.
- 5.14 In relation to noise impacts, a new air to water heat pump is proposed, located to the south west of the pool. A sound data sheet for this unit has been submitted with this the application, which sets out that the unit will emit a maximum noise of around 35.5 dBA from 10m away.
- 5.15 By way of background, permission was previously granted on the Site for two heat pumps (ref: APP/19/01336/F). The delegated officer report commented that each unit would emit a noise at around 66-68dBA, compared to a vacuum cleaner at an average of 70dba and a hair dryer at an average of 80dBA and as such, a continuous low sound would be heard (see page 3). However, report assessed that due to the separation distances, boundary treatment, and vegetation coverage across the Site, the heat pumps would be unlikely to be materially harmful to the amenity of the neighbours at No.19.
- 5.16 Given that the heat pumps proposed as part of this application, would have less noise impact than the previously permitted application, we see no reason why the proposed heat pumps cannot be considered to be acceptable. Furthermore, it is also proposed to house the existing pool plant within a new plant room, underneath the terrace. This will ensure that any background noise of the units will be screened, further reducing any impact on neighbouring residents.
- 5.17 As such, the proposals will not harm neighbouring amenity and therefore are compliant with Policy PP27.

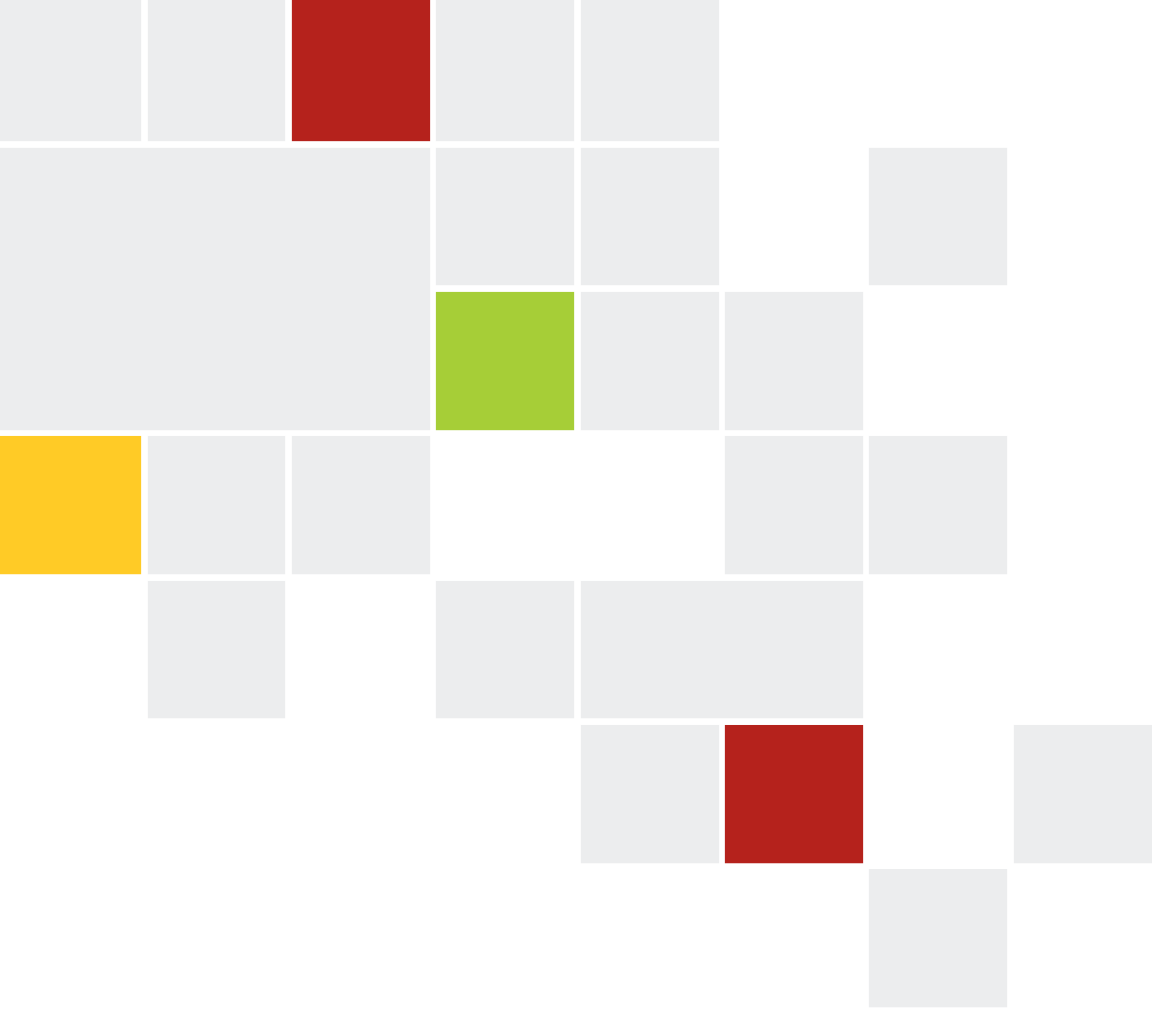
Arboriculture

- 5.18 Policy PP27 (Design) sets out that development should not result in the loss of trees that make a significant contribution, either individually or cumulatively, to the character and local climate of the area.
- 5.19 The proposals are not within close proximity to any protected trees on Site (10m). Whilst there is a TPO tree to the rear of the dwelling (ref: 77/2000), given the minor nature of the works, as well as the distance of the works from the RPA of the tree, there will be no harmful arboricultural impacts caused by the proposed alterations.

- 5.20 The proposed middle & lower terraced area will result in the loss of planting along the northern edge of the Site. However, this area of planting does not make a significant contribution to the CA, by virtue of its limited size, types of planting and its position to the rear of the plot which is not visible from the public domain.
- 5.21 Overall, the proposals will not harm any trees on the Site, and therefore comply with the requirements of Policy PP27.

6. CONCLUSION

- 6.1 The proposal seeks to make a more effective use of the external amenity space at the Site, providing improved functionality of the existing pool & terrace area. This will enhance the standard of accommodation & will allow the dwelling to adapt to the residents' changing needs.
- 6.2 The proposal has been designed to ensure that all elements remain visually sympathetic to the existing dwelling, as well as the surrounding CA.
- 6.3 The beach hut will provide the occupants with additional storage space whilst ensuring that there will be no unacceptable impact on the outlook of the neighbouring residents. The proposed alterations to the pool & terrace areas will not be visible from the public realm and will not harm neighbouring amenity.
- 6.4 The proposed plant room will provide host the existing plant pool (so will not be visible) and the proposed air to heat pump will be located to the furthest edge of the Site on the lower terrace, to ensure that there will be no harmful impacts on neighbours in terms of noise. The submitted sound data confirms that the noise levels of the unit will be at a very low level, below what has been previously accepted.
- 6.5 The proposals will not impact upon any protected trees on Site, by virtue of the minor nature of the proposals and distance from the protected trees on Site.
- 6.6 Overall, the proposed alterations have been carefully considered to respond positively to the host property and will conserve the character of the Sandbanks CA. The proposals have been fully assessed against national, regional, and local planning policies. For the reasons set out in this statement, the proposal is compliant with these policies, and it is respectfully requested that this application is approved without delay.



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