



Application No: APP/23/00910/F

TO:

Mr Matt Annen
Pure Town Planning
Studio 2 The Focus Building
1 Crimea Road
Bournemouth
BH9 1AP

Town and Country Planning Act 1990
Town and Country Planning (Development Management Procedure) (England) Order 2015
Town and Country Planning (General Permitted Development) (England) Order 2015

GRANT OF PLANNING PERMISSION

This permission does not carry any approval or consent which may be required under any enactment, by-law, order or regulation (eg in relation to Building regulations or the Diversion of Footpaths etc) other than Section 57 of the Town and Country Planning Act, 1990.

Applicant: Mr and Mrs Minshall

Case Officer: Dominika Gec

Det Level: Fully Delegated

Location of Development:

52 Orchard Avenue, Poole, BH14 8AJ

Description of Development:

Alterations, extensions and contemporary remodel of existing dwelling (revised application)

In pursuance of their powers under the above mentioned Act, The Local Planning Authority HEREBY GRANT PLANNING PERMISSION for the development described above in accordance with the details given in the application numbered above.

Signed

A handwritten signature in blue ink, appearing to be 'J. Gec', written over a light blue horizontal line.

Director of Planning

Date of Decision: 31/10/2023

Subject to the following condition(s):-

- 1 The development to which this permission relates shall be begun not later than the expiration of three years beginning with the date of this permission.

Reason -

This condition is required to be imposed by the provisions of Section 91 of the Town and Country Planning Act 1990 and amended by Section 51(1) of the Planning and Compulsory Purchase Act 2004.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Drawing no. 2301 21A Location & Block Plan received 3/10/2023

Drawing no. 2301 22A Proposed Site Plan received 3/10/2023

Drawing no. 2301 23A Proposed Ground Floor Plan received 3/10/2023

Drawing no. 2301 24A Proposed Lower Ground Floor Plan received 3/10/2023

Drawing no. 2301 25A Proposed First Floor Plan received 3/10/2023

Drawing no. 2301 26 Proposed Elevations & Indicative Streetscene received 3/10/2023

Drawing no. 2301 27A Proposed Elevations received 3/10/2023

Drawing no. 2301 28A Proposed Elevations received 3/10/2023

Drawing no. 2301 29A Proposed Elevations received 3/10/2023

Tree Constraints and Tree Protection Plan received 8/08/2023

Reason -

For the avoidance of doubt and in the interests of proper planning.

- 3 The materials and finishes to be employed on the external faces of the development hereby permitted shall be as specified in the application form.

Reason -

To ensure that the external appearance of the building is satisfactory and in accordance with Policy PP27 of the Poole Local Plan (November 2018).

- 4 All works relating to the ground clearance, tree works, demolition and development with implications for trees shall be carried out as specified in the approved arboricultural method statement (Ref. GH2276 Rev.1 prepared by Gwydion's Tree Consultancy on 27/07/2023 and submitted on 08/08/2023), and shall be supervised by an arboricultural consultant holding a nationally recognised arboricultural qualification.

Reason -

To prevent trees on site from being damaged during construction works and in accordance with Policy PP27 of the Poole Local Plan (November 2018),

- 5 Site visits shall be carried out by the developer's arboricultural consultant in strict accordance with the supervision schedule contained within the approved arboricultural method statement. Copies of written site notes and/or reports detailing the results of all site supervision visits and any necessary remedial works undertaken or required shall be submitted to and approved in writing by the Local Planning Authority. Variations to the approved supervision schedule must be submitted in writing to the Local Planning Authority and shall not be implemented until written consent has been obtained.

Reason -

In order that the Local Planning Authority may be satisfied that the trees to be retained on-site will not be damaged during the construction works and to ensure that as far as possible the work is carried out in accordance with current best practice and in accordance with Policy PP27 of the Poole Local Plan (November 2018).

- 6 Prior to the first use of the development hereby permitted, biodiversity mitigation and enhancement measures, as specified in section 5 and appendix 4 of the approved Preliminary Ecological Appraisal (prepared on 19/10/2023 by ABR Ecology Ltd. has been submitted on 19/10/2023), shall be carried out, installed on site and thereafter retained in good working order.

- 7 Notwithstanding the terrace shown on the approved plan screening of at least 1.8 metres in height in a form sufficient to prevent external views shall be erected along the south western side of the terrace. The screen shall be erected prior to the commencement of use of the terrace, hereby permitted, and shall thereafter be permanently retained as such.

Reason -

In the interests of privacy and amenity of the neighbouring properties and in accordance with PP27 of the Poole Local Plan (November 2018).

Informative Note(s):-

1. In accordance with the provisions of paragraphs 38 of the NPPF the Local Planning Authority (LPA) takes a positive and creative approach to development proposals focused on solutions. The LPA work with applicants/agents in a positive and proactive manner by;
 - offering a pre-application advice service, and
 - advising applicants of any issues that may arise during the consideration of their application and, where possible, suggesting solutions.
 - in this case the applicant was afforded an opportunity to submit amendments to the scheme which addressed issues that had been identified

Please see Additional Information/Notes below

Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- As this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice [reference], if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice.*
- If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within:
28 days of the date of service of the enforcement notice, or within 6 months [12 weeks in the case of a householder appeal] of the date of this notice, whichever period expires earlier.
- If this is a decision to refuse planning permission for a householder application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.
- If this is a decision to refuse planning permission for a minor commercial application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.
- If this is a decision to refuse express consent for the display of an advertisement, if you want to appeal against your local planning authority's decision then you must do so within 8 weeks of the date of receipt of this notice.
- If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.

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- Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.
- The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. [Further details are on GOV.UK](#).

Purchase Notices

- If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that the owner can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may serve a purchase notice on the Council (that is, where the land is situated in a National Park, the National Park authority for that Park, or in any other case the district council (or county council which is exercising the functions of a district council in relation to an area for which there is no district council), London borough council or Common Council of the City of London in whose area the land is situated). This notice will require the Council to purchase the owner's interest in the land in accordance with the provisions of Chapter I of Part VI of the Town and Country Planning Act 1990.

Additional Information/Notes

- These notes DO NOT apply to Decisions for Work on Protected Trees.
- Your planning application has been determined and the Decision Notice is above these notes.
- These notes are intended as helpful advice before you proceed further. PLEASE READ THEM CAREFULLY.
- Keep the decision safely - it may be needed when you sell your property.
- Make sure everyone has a copy who needs it. Most importantly make sure your builder or contractor has a copy to work from on the site.

PLANNING PERMISSION GRANTED?

Conditions:

- If permission has been granted you will see that it maybe subject to Conditions. They are an integral part of the Decision and are important because they describe how the Council requires you to carry out the approved work or operate the premises. It is YOUR responsibility to comply fully with them.
- Please pay particular attention to those Conditions which have to be met before work commences, such as obtaining approval for the siting and levels of buildings and the protection of trees on the site.
- If you do not comply with all the conditions in full this may invalidate the permission.

Informative Notes:

- Informative Notes do not form part of the Decision itself but are included as helpful advice and guidance.

OTHER LEGISLATION:

- This Notice is a decision under the Planning Acts only. It should not be taken to imply that the scheme meets the requirements of any other Agency which may be involved. Please make sure that you have obtained all the approvals you need before starting work. If you are in any doubt

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you should obtain professional advice.

Changes to Plans:

- Should you wish to change your plans for any reason, including the need to meet requirements of other legislation, it is important that you notify the Local Planning authority before carrying on with work. Many amendments can be quickly agreed but more substantial ones may require a fresh application and could even prove to be unacceptable.