

Planning Board

Report Subject	23 Glenville Road & Land rear of 247-251 Columbia Road
Proposal	Outline submission for the erection of 2 dwellinghouses and a terrace of 2 bungalows and 3 dwellinghouses and formation of vehicular accesses and parking spaces
Application Number	7-2015-956-J
Applicant	DWP Housing Partnership
Agent	Ken Parke Planning Consultants
Application Valid	20 July 2015
Status	Public
Ward	RN
Service Director	Development Services
Meeting date	21 November 2016
Report author	Charles Raven  01202 451323  planning@bournemouth.gov.uk
Recommendation	Grant in accordance with the recommendation within the report
Reason for Planning Board Decision	More than 10 letters of objection received

Previous Relevant Planning Applications and Appeals:

1. 7-2010-956-I - Outline Submission for 8 dwellinghouses and formation of parking spaces – Refused and Appeal Dismissed
2. 7-2007-956-H - Erection of 6 bungalows and a 2 storey block of 2 flats and formation of vehicular access and parking spaces – Resubmission – Refused
3. 7-2006-956-G - Erection of 6 dwellinghouses and a 2 storey block of 2 flats and formation of vehicular access and parking spaces - Refused

Summary of Proposal:

4. Outline planning consent is sought for the erection of 2 dwellinghouses and a terrace of 2 bungalows and 3 dwellinghouses and formation of vehicular accesses and parking spaces at 23 Glenville Road and on land to the rears of 247-251 (odds) Columbia Road. The applicant has confirmed that access, layout and scale are to be considered with appearance and landscaping matters reserved.

Relevant Policies:

5. Applications for planning permission must be considered having regard to the provisions of the Development Plan and any other relevant material considerations. The key document being the Bournemouth Local Plan. Various Development Plan Documents (DPD) make up the Local Plan, the Bournemouth Local Plan: Core Strategy (October 2012) being the overarching document. The CS has superseded the Bournemouth District Wide Local Plan (DWLP) as the strategic policy framework for the Borough although various policies in the DWLP have been retained as 'saved' policies. The Core Strategy covers the period 2006 to 2026.
6. The Affordable Housing DPD (December 2009) also makes up part of the Local Plan.
7. The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and is a material consideration in planning decisions.
8. The following Policies are considered relevant to the current application:

Core Strategy

Policy CS4 – Surface Water Flooding
Policy CS6 – Delivering Sustainable Communities
Policy CS16 – Parking Standards
Policy CS20 – Encouraging Small Family Dwellinghouses
Policy CS21 – Housing Distribution Across Bournemouth
Policy CS27 – Protecting Unallocated Employment Sites
Policy CS33 – Heathland
Policy CS41 – Quality Design

District Wide Local Plan

Policy 6.8 – Infill Development

National Planning Policy Framework

The National Planning Policy Framework (NPPF) sets out the government strategy to achieve sustainable development. The framework is relevant to the current application and issues relating to the economy, ensuring the vitality of town centres, sustainable transport, high quality communications, housing, flooding/climate change, good design, promoting healthy communities, protecting green belt land, and conserving the natural and historic environment will be dealt with in the report where relevant.

Other

Affordable Housing - SPD

Dorset Heathlands Planning Framework – SPD

Residential Development: A Design Guide - PGN

Sustainable Urban Drainage Systems (SUDS) - PGN

Bournemouth Parking - SPD

Issues:

9. The issues to consider in my opinion are whether the proposal complies with the relevant policies set out above and other material planning considerations set out below.

Impact on the character and appearance of the area:

10. The application site consists of an existing commercial premises and the amalgamation of parts of three garden areas currently attached to properties fronting Columbia Road. There are examples of infill residential development within the immediate vicinity and it is considered that the principle of development on this site is acceptable. Consent has previously been refused for three applications proposing infill developments, the latest in 2010 also having an appeal dismissed. This application aims to address the concerns raised under the previous proposals.
11. The proposals partly consist of the erection of 2 x two bedroom semi-detached properties fronting Glenville Road, following the same front building line as the semi-detached properties to the west. The dwellings would be deeper than the properties to the west but not as deep as the semis to the east, which are set further back from the road. Given the existing layout, the proposed relationship is considered appropriate and would ultimately be a benefit to the street scene through the removal of what could be considered a non-conforming use. There are no objections to this element of the proposals.
12. The area to the rear of the Glenville Road element would be infilled with a development of five terraced properties arranged

as 3 x two bedroom two storey houses and 2 x one bedroom single storey end of terrace houses, with a central communal parking area, extending the vehicular access from a backland development to the west, known as Columbia Gardens. A bin storage area would be provided adjacent to the access to the proposed development. Previously submitted drawings provided a central terrace of four two storey units with single storey units either side. Following discussions with Officers, this was reduced to the development before you now.

13. The scale of this part of the development has been significantly reduced since the appeal decision in order to reflect the concerns of the Inspectorate and also reduced during the assessment of the application as highlighted above. The built form has been moved further from the rear boundaries of 1 to 5 Columbia Gardens with the closest dwelling being reduced to a single storey property. The separation distance is now 13.5m which exceeds the minimum acceptable distance advised in your adopted design guide. The relationship between the rears of the two storey terraces and the properties fronting Columbia Road is considered acceptable, meeting the requirements of the design guide and has also previously been found to be acceptable to the Planning Inspectorate. The amended development would no longer appear cramped or overdeveloped and would not have any adverse impact on the character or appearance of the area.

Impact on neighbouring residents:

14. The application site is surrounded predominantly by the rear garden areas of neighbouring residential properties.
15. 25 Glenville Road - this semi-detached property is located to the west of the proposed semi-detached dwellings fronting Glenville Road, sharing a common side boundary. The properties would extend approximately 2.5m past the rear elevation of this dwelling but would not impede the 45° light splay from the closest window in this house. A first floor side facing window is proposed to serve a bathroom and this will be fitted with obscure glazing. There would not be any issue of overlooking, loss of light, or an overbearing impact. It is considered that there would not be any adverse impact on the living conditions of the occupiers of this property.
16. 21 Glenville Road - this semi-detached property is located to the east of the proposed semi-detached dwellings fronting Glenville Road, sharing a common side boundary. A first floor side facing window is proposed to serve a bathroom and this will be fitted with obscure glazing. These dwellings would be sited forward of this property, however, given the orientation of the dwellings, the impact on the occupiers of No.21 would not be of a

significant degree to warrant a refusal and has previously been considered acceptable.

17. 247, 249, 251 Columbia Road - the two storey rears of plots 2, 3 and 4 would be sited in excess of 21m from the rears of these two storey properties. This relationship is considered acceptable and conforms to the requirements of the design guide. A similar relationship exists between the adjacent infill development to the rears of 243 and 245 Columbia Road.
18. 245a Columbia Road – this is a recent detached infill bungalow to the rear of 245 Columbia Road. Unit 1 is single storey and a high level window is proposed in its side facing elevation which will be fitted with obscure glazing. The main door is on this elevation but is not considered to have a significant adverse impact on the occupiers of this property.
19. Columbia Gardens - The flank elevation of the single storey plot 1, the most westerly dwelling, would be sited between 12.5m and 17m from the rear elevations of a staggered terrace of three properties in Columbia Gardens (Nos.1-3). It is considered that these separation distances would not result in an overbearing impact and conform to the requirements of the design guide.
20. A hardstanding for bins is proposed to the rears of 4 and 5 Columbia Gardens. This area would not be for the storage of bins as they would be stored within the curtilages of each property. The area is only to be used on collection days and a condition can ensure this occurs. Given this, there would not be any adverse impact on the living conditions of neighbouring occupiers. The development would result in additional noise, however this would not be of a significant degree to warrant a refusal of consent.

Drainage:

21. The main reason for the delay in bringing the application to Planning Board has been the consideration of the proposed drainage of the site. The site has been identified by the Environment Agency as being susceptible to pluvial flooding and it is widely acknowledged that this occurs during times of prolonged rainfall.
22. The applicants have, in conjunction with Wessex Water and your Flooding and Drainage Manager, provided a solution for the site to deal with the flooding issue. The solution involves a storm water storage tank, hydrobrake and a reduced flow rate pumping system. The specific details will need to be secured and agreed via a condition prior to the commencement of development but the principle of the solution is considered

acceptable to your Flooding and Drainage Manager, who will be available to answer any queries at the Planning Board meeting.

Impact on Trees:

23. There are three mature English Oak trees located along the rear side boundary with No.25 Glenville Road. These trees are protected by a Tree Preservation Order. The applicant previously submitted a tree report and arboricultural method statement (AMS) in support of the last scheme which were considered acceptable.
24. This proposal retains the group of protected Oak trees and incorporates them into the gardens of the dwellings. There is no hard surface/access near the trees, which is an improvement on the previous application. The footprint of the dwellings is outside the Root Protection Areas of the trees. The development is a betterment in terms of the impact on the trees, however, an up to date tree report and AMS will be required which can be secured by condition.

Parking/Traffic/Highway Safety:

25. Even though Columbia Gardens is a private road it does comply with The Dorset County Council Highway Guidance for Estate Roads. It is classified as a Shared Surface Road having a minimum width of 4.5 metres with two 0.5 metre margins. The maximum number of dwellings of a Shared Surface Road is 50 (30 if a cul-de-sac). The number of proposed units having access off Columbia gardens would still be within the guidelines for Shared Surface Road.
26. The issue raised by many of the representations received which relate to the ownership of the access is not a material planning issue but a civil matter between the relevant landowners.
27. Your Transport Officer also confirms that the level of parking provision is in line with the requirements of the adopted Parking SPD, therefore there are no objections on highway grounds.

Loss of Employment Land:

28. The existing building on part of the site is currently used to store scaffold equipment and is therefore an unallocated employment site. Policy CS27 aims to protect unallocated employment sites so is considered relevant. Given that the site is bounded by residential properties it could be argued that the current use is a non conforming use. A letter of representation from an immediate neighbour supports this view. However, whilst we wouldn't necessarily concede that the location is no longer suitable for some other form of employment use it would seem

unlikely that anyone would want to invest in the new buildings that an alternative use may need. The lack of evidence from the applicant to indicate that the site doesn't have a realistic future for employment use is not helpful in assessing the sites future potential.

29. The agent has suggested that the existing buildings could be converted to residential use under Permitted Development. Although in theory this is correct, it is unlikely that the existing buildings are capable of viable conversion in terms of their construction, configuration and condition.
30. It appears that no other employment uses have been considered nor has there been any marketing and so the proposal would not meet the requirements of Policy CS28. Nevertheless, the Government's current priority for new housing combined with the condition of the buildings and context of the site leads Officer's to conclude that, in this case, a refusal based on CS27 may be difficult to defend at appeal despite it not meeting all the requirements of the policy. The proposal will also provide some much needed houses as opposed to more flats and is supported by Policies CS6, CS20, and CS21.
31. On balance it is considered that the benefits of the scheme outweigh the loss of this unallocated site, particularly in the light of the particular circumstances of the site.

Heathlands mitigation:

32. The site is within 5km of a designated Dorset Heathlands SPA (Special Protection Area) and Ramsar Site, and part of the Dorset Heaths candidate SAC (Special Area of Conservation) which covers the whole of Bournemouth. As such, the determination of any application for an additional dwelling(s) resulting in increased population and domestic animals should be undertaken with regard to the requirements of the Habitat Regulations 1994. It is considered that an appropriate assessment could not clearly demonstrate that there would not be an adverse effect on the integrity of the sites, particularly its effect upon bird and reptile habitats within the SSSI.
33. Therefore as of 17th January 2007 all applications received for additional residential accommodation within the borough is subject to a financial contribution towards mitigation measures towards the designated sites. A capital contribution is therefore required and in this instance is £2,485, plus a £124 administration fee. A signed legal agreement has been drafted to provide this contribution.

Affordable Housing:

34. The Council's affordable housing DPD is relevant to applications for residential development and sets out an approach to achieving contributions towards the delivery of affordable housing in the borough. However in the light of the most recent changes to the NPPG, which states that schemes for 10 units or fewer should not be subject to affordable housing contributions, a contribution has not been sought on this application.

Community Infrastructure Levy:

35. The development proposal is liable to a community infrastructure levy charge, but this would be calculated and levied at the time of the Reserved Matters application.

Representations:

36. 14 letters of objection have been received from separate households including a representation from Councillor Jackie Edwards, raising the following material planning issues:

Drainage
Bin Collections
Highway Safety
Increased Noise
Cramped Development
Loss of Light
Overlooking

These issues have been discussed and addressed within the report.

Use of Columbia Gardens for access – this is a civil matter
Noise and disturbance during construction and impact on property prices – these are not material planning considerations

37. 1 letter of comment have been received, requesting obscure glazing to certain windows, tree protection, and appropriate boundary treatment.

Conclusion:

38. In accordance with paragraphs 186 and 187 of the NPPF the Council takes a positive and proactive approach to development proposals focused on solutions. The Council work with applicants/agents in a positive and proactive manner by:
 - offering a pre-application advice service,

- as appropriate updating applications/agents of any issues that may arise in the processing of their application and where possible suggesting solutions,
39. In this instance the applicant/agent was updated of any issues after the initial site visit who responded by submitting amended plans and further information, which were found to be acceptable and enabled a positive recommendation.
40. Having considered the appropriate development plan policy and other material considerations, including the NPPF, it is considered that subject to compliance with the conditions attached to this permission, the development would be in accordance with the Development Plan, would not materially harm the character or appearance of the area or the amenities of neighbouring and proposed occupiers and would be acceptable in terms of traffic safety and convenience. The Development Plan Policies considered in reaching this decision are set out above.

Recommendation

41. Delegate authority to the Head of Planning & Regulation to grant permission following the satisfactory completion of a Section 106 Agreement with the following terms and with the following conditions both of which are subject to alteration/addition by the Head of Planning & Regulation provided any alteration/addition does not go to the core of the decision. (In the event that the Section 106 agreement is not satisfactorily concluded within a reasonable timescale the Head of Planning & Regulation may refuse the application).

Section 106 terms

Heathlands (SAMM): £2,485 plus £124 admin

Conditions

1. Development to be carried out in accordance with plans as listed

The development hereby permitted shall be carried out in accordance with the following approved plans: 3492:23, 3492:24, 3492:34, 3492:35A, 3492:36.

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

2. On site working hours (inc demolition) restricted when implementing permission.

All on-site working, including demolition and deliveries to and from the site, associated with the implementation of this planning

permission shall only be carried out between the hours of 8 a.m. and 6 p.m. Monday - Friday, 8 a.m. and 1 p.m. Saturday and not at all on Sunday, Public and Bank Holidays unless otherwise agreed in writing with the Local Planning Authority.

Reason: To safeguard the amenities of occupiers of adjoining and nearby properties and in accordance with Policies CS14 and CS38 of the Bournemouth Local Plan: Core Strategy (October 2012).

3. Method statement to be submitted to include operatives' car parking, noise reduction

No site clearance or development work shall commence until there has been submitted to and approved in writing by the Local Planning Authority a Method Statement that includes the following measures:

- a) parking arrangements for operatives and construction vehicles working on-site;
- b) noise reduction measures; and the
- c) details and siting of equipment, machinery and surplus materials on the site.

The parking arrangements for operatives and construction vehicles shall be implemented prior to development commencing and the development shall be carried out in accordance with the approved details.

Reason: To safeguard the amenities of occupiers of adjoining and nearby properties and in the interest of highway safety in accordance with Policies CS38, CS41 and CS14 of the Bournemouth Local Plan: Core Strategy (October 2012).

4. No Permitted Development for Enlargements of the dwellings

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order) 1995 (or any order revoking and re-enacting that Order with or without modification), no enlargements of the dwellings shall be constructed without the grant of further specific planning permission from the Local Planning Authority.

Reason: To enable the Local Planning Authority to retain control over the development of the site in accordance with Policy CS41 of the Bournemouth Local Plan: Core Strategy (October 2012).

5. No Permitted Development for Windows, Dormer windows.

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order) 1995 (or any order revoking and re-enacting that Order with or without modification), no additional windows shall be installed or dormer windows shall be constructed without the grant of further specific planning permission from the Local Planning Authority.

Reason: To avoid loss of privacy for adjoining properties in accordance with Policy CS41 of the Bournemouth Local Plan: Core Strategy (October 2012).

6. Surface Water Drainage (SUDS Implementation)

Before the commencement of development, unless otherwise agreed in writing by the Local Planning Authority, a scheme for the whole site providing for the disposal of surface water run-off and incorporating sustainable urban drainage systems (SUDS), shall be submitted to and approved in writing by the Local Planning Authority. The drainage works shall be completed in accordance with the approved details prior to occupation of the development or in accordance with a timetable to be agreed in writing by the Local Planning Authority. The scheme shall include the following as appropriate:

- a) A scaled plan indicating the extent, position and type of all proposed hard surfacing (e.g. drives, parking areas, paths, patios) and roofed areas.
- b) Details of the method of disposal for all areas including means of treatment or interception for potentially polluted run off.
- c) Scaled drawings including cross section, to illustrate the construction method and materials to be used for the hard surfacing (sample materials and literature demonstrating permeability may be required).
- d) Details demonstrating how discharge to the surface water sewerage system can be achieved, during periods of intense rainfall.

Reason: To provide satisfactory drainage for the development in accordance with Policy CS4 of the Bournemouth Local Plan: Core Strategy (October 2012) and in order to achieve the objectives set out in the Local Planning Authority's Planning Guidance Note on Sustainable Urban Drainage Systems.

7. Prior Approval of Materials

No development shall take place until details/samples of the materials to be used on the external surfaces of the proposed development have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory visual relationship between the existing and the new development in accordance with Policy CS41 of the Bournemouth Local Plan: Core Strategy (October 2012).

8. FF Windows in Side Elevations of semi-detached houses to be Glazed with Obscure Glass

The proposed first floor windows in the side elevations of the semi detached dwellings shall be glazed with obscure glass to a level equivalent to Pilkington Level 3 or above (or the nearest equivalent standard) and shall be permanently retained as such unless otherwise agreed in writing by the Local Planning Authority.

Reason: To prevent undue overlooking of the adjoining residential property and in accordance with Policy CS41 of the Bournemouth Local Plan: Core Strategy (October 2012).

9. Windows in Side Elevations of Units 1 & 5 to be Glazed with Obscure Glass & non opening

The proposed high level windows in the side facing elevations of units 1 and 5 shall be glazed with obscure glass to a level equivalent to Pilkington Level 3 or above (or the nearest equivalent standard) and fixed shut and shall be permanently retained as such unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect the amenity and privacy of adjoining properties and in accordance with Policy CS41 of the Bournemouth Local Plan: Core Strategy (October 2012).

10. Access/Turning/ Parking

Before the commencement of development, unless otherwise agreed in writing by the Local Planning Authority, details of the specification (a typical cross section of the surfacing is required) of the access and areas for turning and parking shown on the approved plan shall be submitted to and approved in writing by the Local Planning Authority. These areas shall be constructed and surfaced in accordance with the approved details and permanently retained and kept available for the residents or visitors of the development hereby permitted at all times.

Reason: In the interests of highway safety and in accordance with Policies CS14 and CS16 of the Bournemouth Local Plan: Core Strategy (October 2012).

11. Pedestrian Inter-visibility Splays

Before the development hereby permitted is brought into use a pedestrian inter-visibility splay of 2m x 2m shall be provided on each side of the access onto Glenville Road, the depth measured from the back of the footway into the development site and the width of the splays measured outwards from the edge of the access. No fence, wall or other obstruction to visibility over 0.6m in height above ground level shall be present within the area of the splay(s) at any time.

Reason: In the interests of highway safety and in accordance with Policy CS14 of the Bournemouth Local Plan: Core Strategy (October 2012).

12. Tree Protection

No site clearance or development work shall commence until there have been submitted to and approved in writing by the Local Planning Authority an arboricultural method statement and detailed drawings showing:

(a) the specification and position of fencing and other measures such as temporary surfacing, for the protection of the roots and crown spread of trees, groups of trees and other vegetation to be retained on and adjoining the site. Protective fencing should accord with the recommendations of BS 5837:2012. Trees in relation to design, demolition and construction.

Recommendations.

(b) the programme for the erection and maintenance of protective fencing and the installation of any other protective measures; such programme will include details of supervision by an arboriculturist;

(c) details of any proposed alterations in existing ground levels and of the position of any proposed excavation and constructional details of any drainage, hard surfacing, foundations, walls and similar works within the protected area;

(d) details of contractors compounds and areas for storage; and

(e) schedule of proposed tree works.

The details contained in the approved arboricultural method statement shall be thereafter implemented on site and the protective fencing and other protective measures shall be maintained during the course of construction.

Reason: To ensure that trees and other vegetation to be retained are not damaged during construction works and to accord with Policy 4.25 of the Bournemouth District Wide Local Plan (February 2002).

13. Hard Landscaping

Within 3 months of the date of commencement of the development, unless otherwise agreed in writing by the Local Planning Authority, full details of hard landscape proposals shall be submitted to and approved in writing by the Local Planning Authority. The details should include where appropriate: Proposed finished levels; Layout of car parking space(s); Surfacing materials; External fixtures e.g. lighting; bollards; Vehicle and pedestrian access and circulation. The approved hard landscape scheme shall be implemented in full prior to occupation or use of the development commencing and permanently retained unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the proposed development includes a properly designed and suitably landscaped amenity area in the

interests of visual amenity and to accord with Policy 4.25 of the Bournemouth District Wide Local Plan (February 2002) and Policy CS41 of the Bournemouth Local Plan: Core Strategy (October 2012).

14. Soft Landscaping

Within 3 months of the date of commencement of the development, unless otherwise agreed in writing by the Local Planning Authority, full details of soft landscape proposals shall be submitted to and approved in writing by the Local Planning Authority. The details should include where appropriate: Planting plans; Schedule of plants; Implementation timetable. The approved soft landscape scheme shall be implemented in full prior to occupation or use of the development commencing and permanently retained unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the proposed development includes a properly designed and suitably landscaped amenity area in the interests of visual amenity and to accord with Policy 4.25 of the Bournemouth District Wide Local Plan (February 2002) and Policy CS41 of the Bournemouth Local Plan: Core Strategy (October 2012).

15. Landscape Maintenance

Within 3 months of the date of commencement of the development, unless otherwise agreed in writing by the Local Planning Authority, full details of a landscape maintenance plan for a minimum period of 5 years shall be submitted to and approved in writing by the Local Planning Authority. The plan shall include details of the arrangements for its implementation. The landscape management plan shall be carried out in accordance with the approved details.

Reason: To ensure that the proposed development includes a long-term management plan for the landscaped areas in the interests of visual amenity and to accord with Policy 4.25 of the Bournemouth District Wide Local Plan (February 2002) and Policy CS41 of the Bournemouth Local Plan: Core Strategy (October 2012).

16. Boundary /Subdivision Treatment

Within 3 months of the date of commencement of the development, unless otherwise agreed in writing by the Local Planning Authority, details of boundary treatment and/or subdivision shall be submitted to and approved in writing by the Local Planning Authority. Details shall include a plan showing: the positions, height, design, and materials. The approved boundary treatment scheme shall be implemented in full prior to occupation or use of the development commencing and permanently retained

and maintained unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of amenity and privacy and in accordance with Policy CS41 of the Bournemouth Local Plan: Core Strategy (October 2012).

17. Provision of Refuse Bin Collection Point

The bin collection point hereby approved shall be constructed in accordance with the approved details prior to the occupation of the proposed development and shall only be used on allocated bin collection days and shall be retained and maintained for that use thereafter. During the remainder of the week, bins shall be stored within the curtilages of the properties hereby approved.

Reason: To preserve the visual amenities of the locality in accordance with Policy CS41 of the Bournemouth Local Plan: Core Strategy (October 2012).

INFORMATIVE NOTE: The applicant is advised that there should be no storage of any equipment, machinery or materials on the footway/highway this includes verges and/or shrub borders or beneath the crown spread of Council owned trees.

INFORMATIVE NOTE: The applicant is advised that in order to avoid contravention of highways legislation, provision shall be made in the design of the access/drive to ensure that no surface water or loose material drains/spills directly from the site onto the highway.

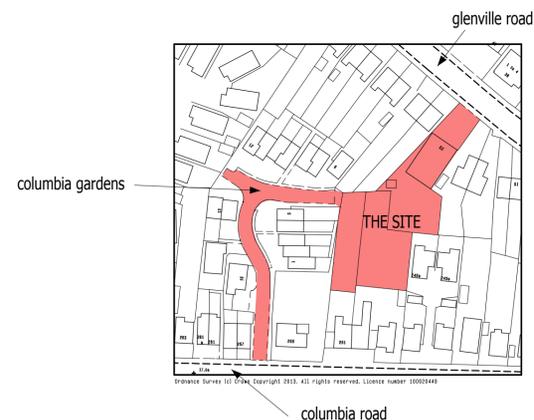
INFORMATIVE NOTE: The applicant is advised that notwithstanding this consent, Section 184 of the Highways Act 1980 requires the proper construction of vehicle crossings over kerbed footways, verges or other highway land. Normally this work will be undertaken at the expense of the applicant by the Highway Authority although on occasions there might be instances where the applicant under supervision can undertake this work. The applicant must contact the Service Director, Technical Services, Town Hall Annexe, St. Stephens Road, Bournemouth, BH2 6EA to initiate the procedure.

INFORMATIVE NOTE: The applicant needs to be aware that the Community Infrastructure Levy (CIL) will be applied to development on this site. The amount of levy due will be calculated at the time the reserved matters application is submitted. Further information about CIL can be found at www.bournemouth.gov.uk/cil.



glenville road

columbia gardens



Location plan 1:1250

Site plan 1:200

columbia road

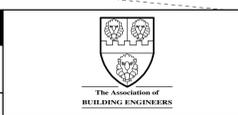
**PROPOSED DEVELOPMENT AT
 23, GLENVILLE ROAD,
 ENSBURY PARK, BOURNEMOUTH
 FOR DWP HOUSING PARTNERSHIP.**

**SITE & LOCATION PLANS
 (outline planning: sheet 5 of 5)**

DRAWN BY:	J.G.H.
DRAWING NO:	3492:35A
DATE:	NOVEMBER 2015
SCALE:	1:200

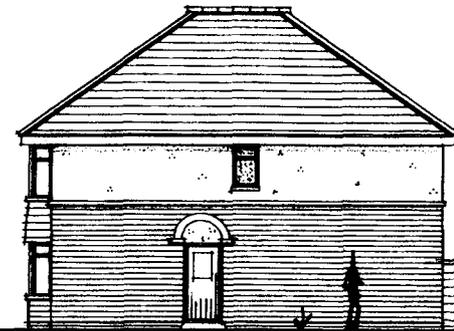
- NOTE:**
1. WORK TO FIGURED DIMENSIONS ONLY. DO NOT SCALE FROM DRAWINGS. SPECIFIC DIMENSIONS AVAILABLE ON REQUEST.
 2. NO THIRD PARTY LIABILITY IS GIVEN. SALE OF PROPERTY DOES NOT TRANSFER RIGHTS OF USE. AVAILABLE ON AGREEMENT.
 3. COPYRIGHT EXISTS ON ALL DRAWINGS. NO REPRODUCTION IN ANY FORM IS PERMITTED WITHOUT PRIOR CONSENT.
 4. ALL WORK COMMENCED PRIOR TO FORMAL BUILDING REGULATION AND / OR PLANNING APPROVAL IS ENTIRELY AT CONTRACTOR'S / CLIENT'S OWN RISK.
 5. CLIENTS TO BE AWARE OF THEIR RESPONSIBILITIES/LIABILITIES UNDER HEALTH AND SAFETY LEGISLATION.

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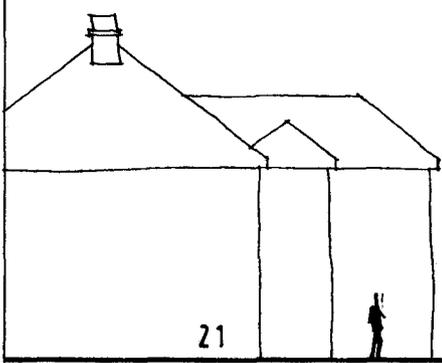




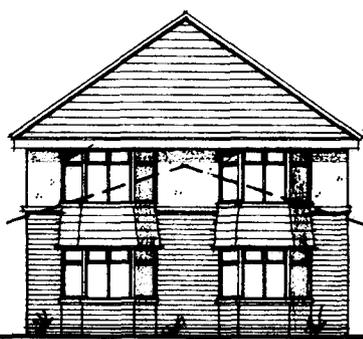
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rear elevation



8
side elevation

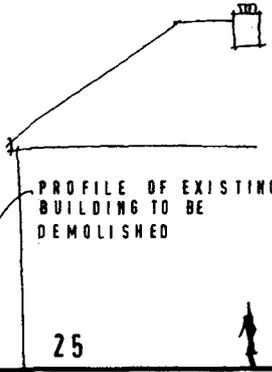


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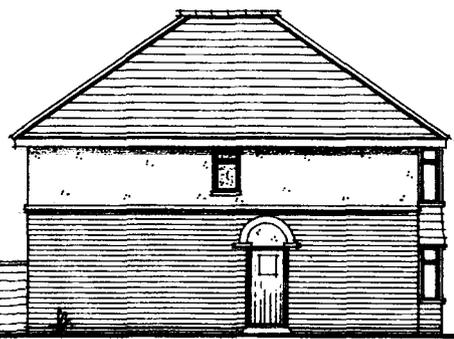
7 8

street elevation: to glenville road



PROFILE OF EXISTING BUILDING TO BE DEMOLISHED

25



7
side elevation

glenv pavement

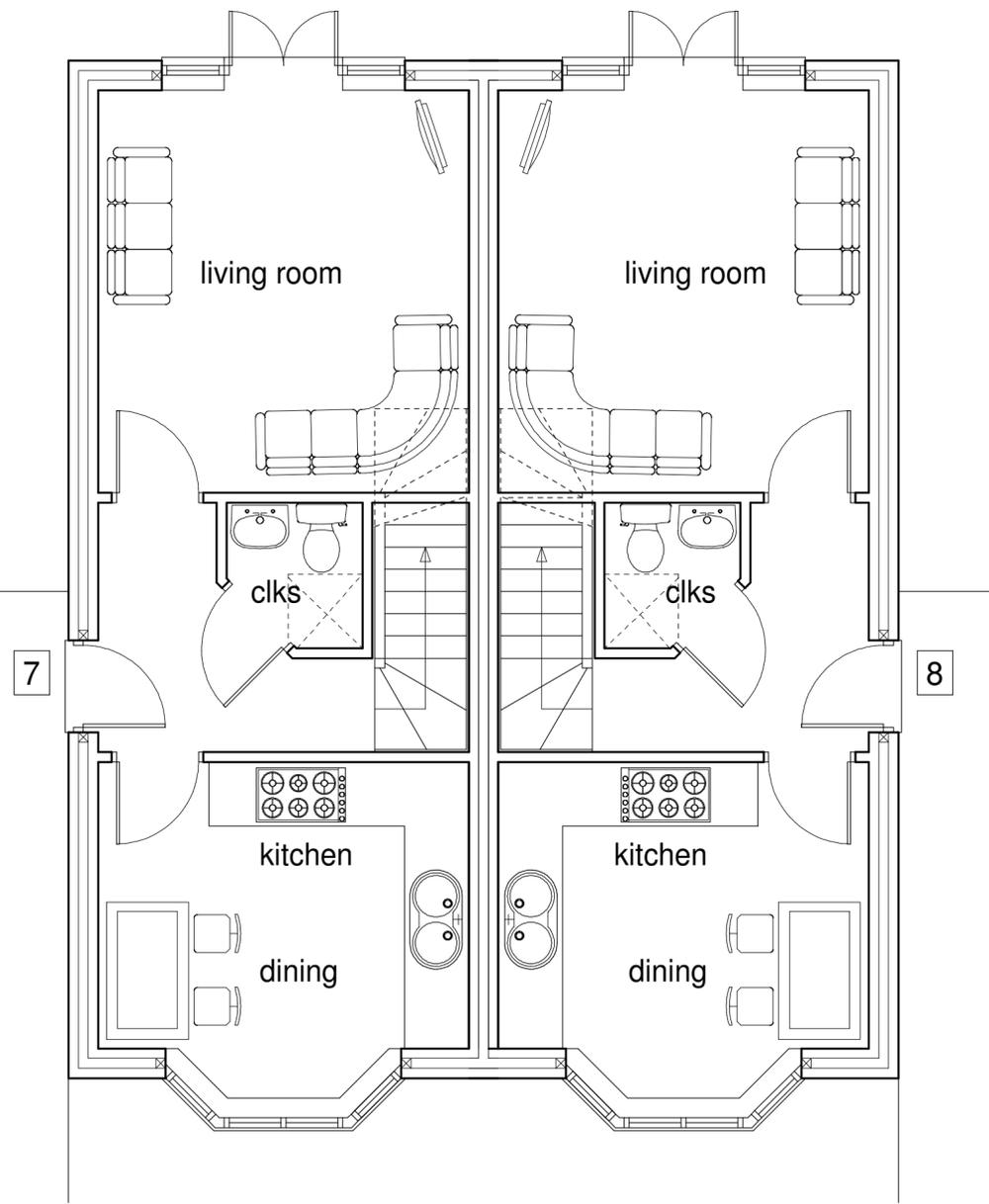
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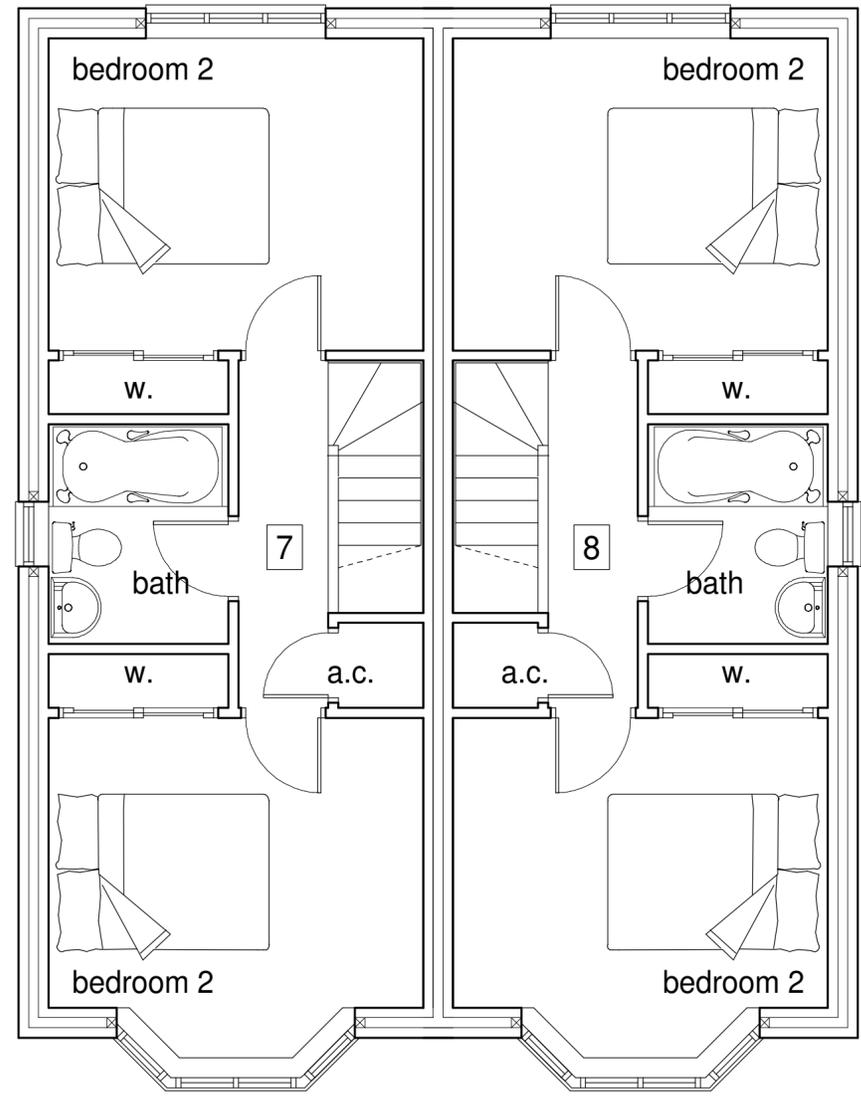
DRAWN BY:	J. G. H.
DRAWING NO:	3492:24
DATE:	MARCH 2015
SCALE:	1:100

NOTE:
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PROPOSED DEVELOPMENT AT
 23 GLENVILLE ROAD
 ENSBURY PARK BOURNEMOUTH FOR
 DWP HOUSING PARTNERSHIP.
PLOTS 7&8: ELEVATIONS
 [outline planning: sheet 4 of 5]



Ground Floor



First Floor

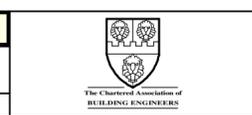
PROPOSED DEVELOPMENT AT
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BOURNEMOUTH FOR
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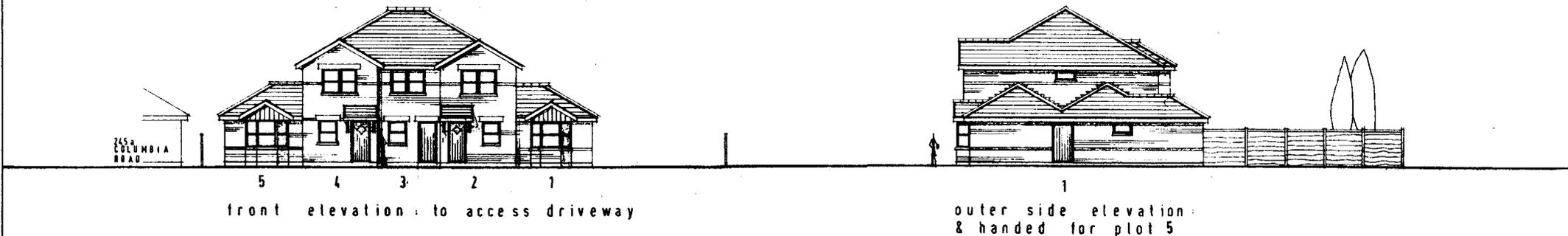
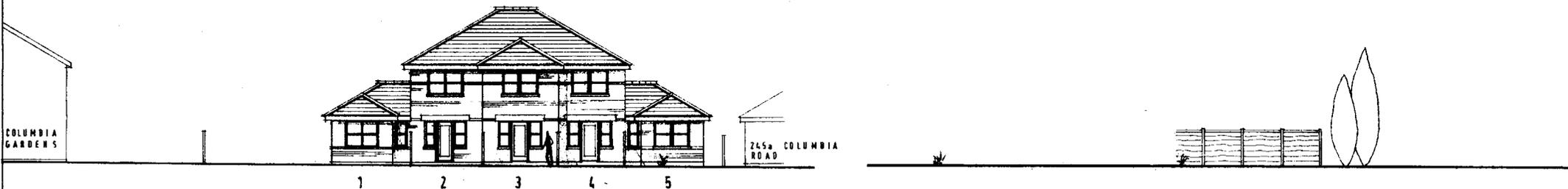
PLOTS 7 & 8: FLOOR PLANS
(Outline planning: sheet 3 of 5)

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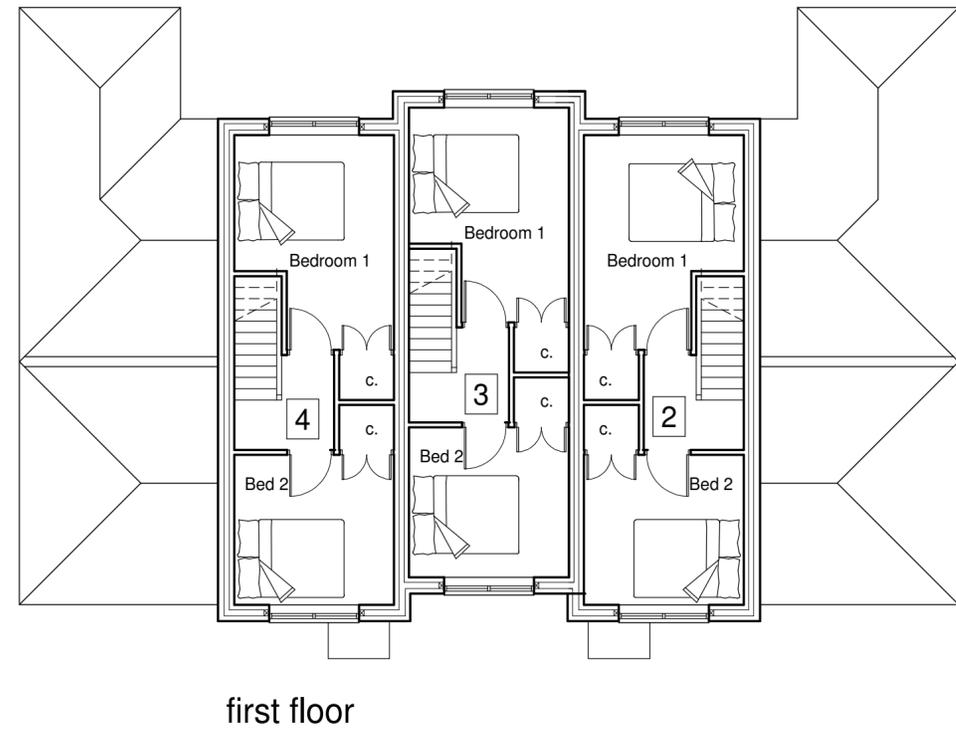
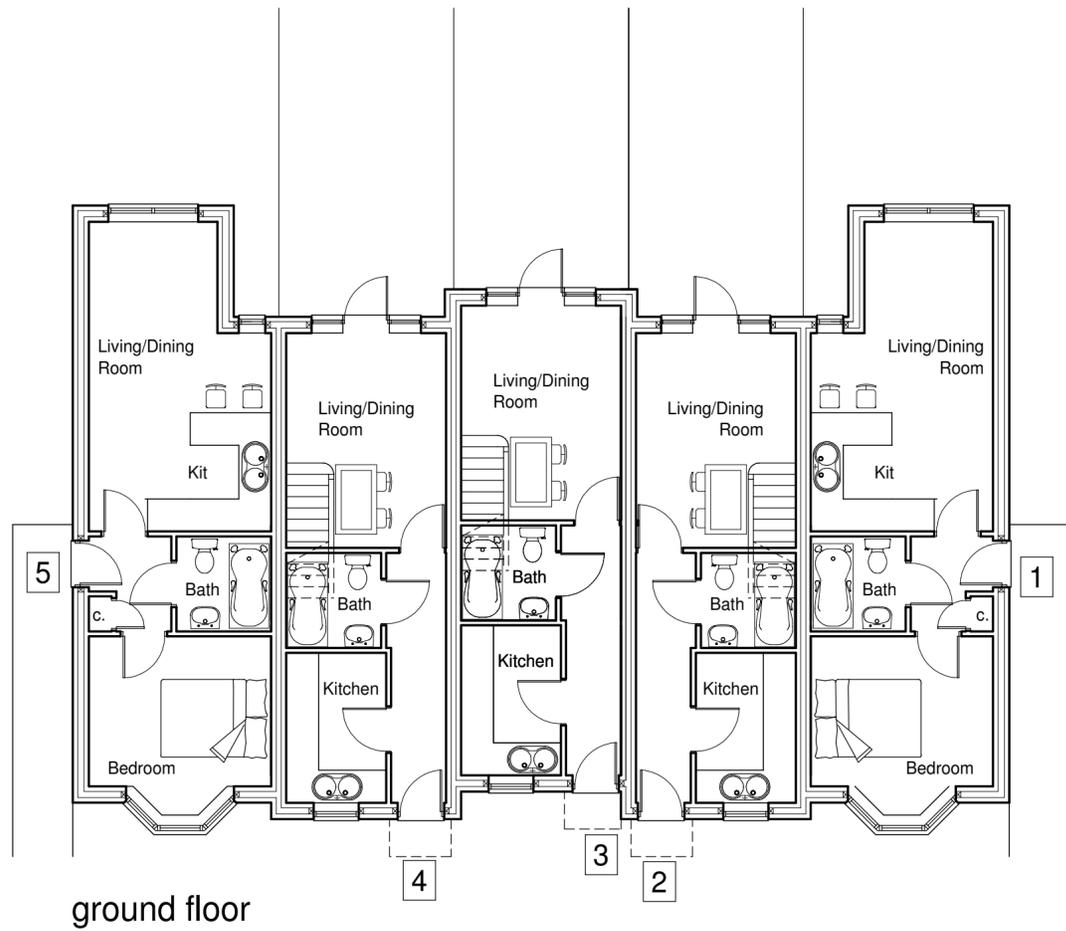
PROPOSED DEVELOPMENT AT
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 ENSBURY PARK, BOURNEMOUTH,
 FOR DWP HOUSING PARTNERSHIP.
 ELEVATIONS : PLOTS 1-6
 layout planning : sheet 4 of 7 |

DRAWN BY:	J. G. W.
DRAWING NO:	3492 34
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**PROPOSED DEVELOPMENT AT
23, GLENVILLE ROAD,
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FOR DWP HOUSING PARTNERSHIP**

**Plots 1-6: Floor Plans
(outline planning: sheet 1 of 5)**

DRAWN BY:	J.G.H.
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