# Sandbanks residents voice concerns over new roof terrace developments



Residents of the upscale neighbourhood of Sandbanks, located near Poole Harbour, are expressing significant dissatisfaction with recent planning decisions that allow for the construction of new homes featuring roof terraces. These developments, which have garnered permission from local authorities, have sparked concerns among long-standing residents regarding their privacy and the potential for increased noise levels.

Three newly built properties on Brudenell Avenue have secured planning permission for roof terraces, which some locals fear will lead to millionaires overlooking their homes. Andrew Carter, a 59-year-old managing director and local resident, voiced his frustration by stating, "The new houses were advertised for sale with roof terraces even though that wasn't in the planning application for them." He further highlighted the council's prior assurances that roof terraces would not be permitted and expressed disbelief at the council's decision to allow the structures, saying, "It sets a precedent for other houses to apply for roof-top terraces."

The concerns among residents are manifold, with many fearing that the roof terraces will further encroach upon their privacy. Mandy Carter, Andrew's wife, reiterated her worries, stating, "We've been here 23 years and it feels like we are being hemmed in on all sides now." Additionally, Garry Cowling, another neighbour, articulated fears over disturbances caused by noise from gatherings on the new terraces. He remarked, "The approval of this roof terrace application sets an unacceptable precedent." Cowling, who expressed concerns regarding the potential for the properties to be used as holiday rentals, worried that this would exacerbate noise levels during the busy summer months.

A spokesperson for the Bournemouth, Christchurch & Poole (BCP) Council provided insight into the decision, indicating that there is a noticeable trend of large balconies being incorporated into new houses in the area that could lead to "some degree of mutual overlooking." The spokesperson contended that the roof terraces would not significantly impact neighbouring properties, proposing that existing balconies already allow for mutual visibility. They noted potential measures such as obscure-glazed screening that could mitigate privacy concerns.

In a separate incident that resonates with the theme of planning disputes, residents in Rhos-on-Sea, North Wales, are embroiled in their own planning conflict concerning a fundamentally different structure. An Airbnb rental property has been at the centre of local outrage due to the construction of a 40-foot high "prison-camp watchtower" in the garden of the rental. Reportedly built without planning permission and refused in a prior application, the contentious structure has been described by local resident Nick Whitmore as "dominating" and having a detrimental impact on his family's quality of life. Whitmore, who lives nearby with his partner and three children, stated, “The impact on my partner, our three children, and our neighbours is horrendous.”

The Council for Conwy has been involved in the situation, having previously requested that the owners cease construction until legitimate planning processes were adhered to. Despite a refusal of a prior planning application, the owners have submitted a new application, which, according to local residents, presents similar concerns regarding privacy and aesthetic coherence with the neighbourhood.

This situation illustrates the tensions that arise in affluent areas where property development can significantly alter community dynamics and resident experiences. Both Sandbanks and Rhos-on-Sea showcase how local councils navigate the complexities of development and resident concerns, as well as the varied perspectives held by different stakeholders in highly desirable areas.

Source: [Noah Wire Services](https://www.noahwire.com)