# developer’s plans for extra floor in Sandbanks flats ignite fears of over-development



Plans for a redevelopment in Sandbanks, an affluent area of Poole Harbour, Dorset, have sparked considerable backlash from local residents who express concerns about preserving the character of their community. Barry Bester, the entrepreneur known for founding Topps Tiles, has submitted a proposal to extend a two-storey block of flats by adding an additional floor and a viewing room complete with a roof terrace. This development, located on Panorama Road near a yacht club, is intended to be a contemporary residence that could significantly alter the area's landscape.

The plans have raised alarms among locals who fear that this could be the beginning of a trend leading to over-development in the neighbourhood, with some comparing the anticipated changes to a "version of Manhattan." Residents like Anthony Norris, who lives directly across from the proposed site, have voiced their objections. Norris described the ongoing redevelopment as creating a "four storey wall" that obstructs views for homes on his side of the road. "I am not against planning in general, but it has to be done in the right way," he stated. "Three floors is quite enough."

Additionally, the proposed development would feature garages on the ground floor and individual viewing pods for each flat, presenting a stark contrast to the existing two-storey structures in the area. Locals have expressed concern not only about potential noise disturbances from the new rooftop terrace but also about privacy issues, as they fear that the increase in height could intrude on their living spaces.

The plans come in light of recent community concerns regarding the proliferation of roof terraces and flat-roofed properties in the area, which many believe detracts from the charm and aesthetic of Sandbanks. One local remarked, "I already feel a bit squashed in here, but this would make it even worse."

In a statement defending the proposal, a spokesperson for Darryl Howells Planning Consultancy, representing Mr Bester, noted that the development aims to make "more efficient use of this site," and to increase the availability of residential options. They also mentioned that the project would help address a noted shortfall in housing supply in Poole.

The controversy surrounding the redevelopment aligns with a broader conversation in Sandbanks about the balance between modernisation and preserving the unique character of the area, particularly following a recent local referendum that aimed to restrict over-development along the waterfront. As discussions continue, the outcome of Bester's plans remains to be seen, with many residents hopeful that their concerns will be taken into account in the planning process.

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

## Bibliography

1. <https://www.dorset.live/news/property/fears-sandbanks-next-magaluf-monstrosity-6516789> - This article discusses residents' concerns about a proposed development in Sandbanks, describing it as a 'monstrosity' and expressing fears it could transform the area into a version of Magaluf.
2. <https://www.bbc.co.uk/news/articles/cn07jzr6pe1o> - This report covers the overwhelming vote by Sandbanks residents to ban overdevelopment along the peninsula, with 96.6% in favor, highlighting community efforts to preserve the area's character.
3. <https://www.bbc.com/news/uk-england-dorset-40170401> - This article details a £250 million redevelopment plan for three hotels in Sandbanks, which has faced criticism from campaigners who argue it would have a 'devastating impact' on the area.
4. <https://www.bbc.com/news/uk-england-dorset-62122262> - This news piece reports on the refusal of plans to demolish three hotels in Sandbanks, with over 6,000 objections citing concerns over flooding risks and the loss of community assets.
5. <https://www.bbc.com/news/uk-england-dorset-44694820> - This article discusses revised plans for the Haven Hotel site in Sandbanks, which have been criticized as 'ghastly' and potentially harmful to the happiness of local residents.
6. <https://www.telegraph.co.uk/news/2024/07/19/sandbanks-residents-vote-to-ban-overdevelopment-dorset/> - This report highlights the overwhelming support among Sandbanks residents for a plan to ban overdevelopment on the peninsula, aiming to preserve the unique character of the area.
7. <https://www.dailymail.co.uk/news/article-14671493/Neighbours-fury-Topps-Tiles-founders-plans-redevelop-flats-Sandbanks.html?ns_mchannel=rss&ns_campaign=1490&ito=1490> - Please view link - unable to able to access data