Planning Report 5th February 2025

Planning Applications for review

Click on the Reference to go to the BCP planning portal.

Reference	Location	Proposal	Comments due by
8/25/0038/HOU	22 Woodhayes Avenue Christchurch BH23 4RP	Erection of side and rear extensions to include integral garage and gable to rear elevation. Dormer windows to front, rear and side to provide accommodation in the roof spac. Demolition of existing garage (Amended Description)	17/2/2025
8/25/0008/HOU	25 Smugglers Lane South Christchurch BH23 4NG	External alterations including changing the existing side extension flat roof to a mono pitch roof and fenestration alterations.	12/2/2025
8/25/0039/HOU	4 Auster Close Christchurch BH23 4JR	Proposed first floor side extension over existing ground floor side extension.	12/2/2025

Tree Orders for review

Reference	Location	Proposal	Comments due by
8/25/0052/TTPO	17 Rothesay Drive Christchurch BH23 4LB	T1 -Oak - Crown reduction by reducing height by approx 3-4m and reshaping remaining canopy. Pruning back two large primary south facing branches by 3m to reduce weight and risk of splitting.	20/2/2025
8/25/0053/TTPO	Burnside Cornford Way Highcliffe Christchurch	Burnside Cornford Way Highcliffe Christchurch	20/2/2025
8/25/0034/TTPO	20 Rothesay Drive Christchurch BH23 4LB	T1 Cherry - Fell T2 Holm Oak - Fell T3 Laburnum - Fell T4 Holly - Fell T5 Holly - Fell T6 Oak - Fell T7 Sycamore - Fell T8 Lime - Pollard control over drive to 8-10m (as previous) T9 Lime - Pollard to 8-10m (as previous)	12/2/2025

Build Decisions (TPO)

Reference	Location	Proposal	Decision	Date Granted
8/24/0842/TTPO	26 Terrington Avenue Christchurch BH23 4R	T1 - Silver Birch: Fell	Granted	30/01/2025
8/24/0814/TTPO	14 Dunbar Crescent Christchurch BH23 5RY	T31 - Sycamore: Removal of lowest Northerly twin stemmed lateral branch back to trunk and removal of lowest Southerly branch back to trunk.	Granted	20/01/2025
8/24/0794/TTPO	13 Glenavon Road Christchurch BH23 5PN	T81 - Oak - Reduction of height and Northerly canopy by 0.5-1m to suitable growth points. T82 - Sycamore - Reduction of height by 1-2m T83 - Beech - Reduction of 6-7 lower and upper lateral branches on Easterly side by 2.5m to match in with previously pruned sides Reduction of 3-4 South-westerly lower branches,	Split Decision	20/01/2025
8/24/0747/TTPO	35 Buce Hayes Close Christchurch BH23 5HJ	T1 - Oak Crown Raise: Raise the lower canopy to provide 5 meters of clearance from ground level. Deadwood Removal: Crown Reduction: Reduce the longest branches extending toward the property by up to 1 meter to create a balanced and aesthetically pleasing crown shape. Removal of Epicormic Growth: Clear epicormic growth from the crown to maintain the tree's structural health and reduce density	Granted	30/01/2025

Decisions to Note (Build)

Reference	Location	Proposal	Decision	Date Granted	HWPC Comments
8/24/0854/HOU	20 Denham Drive Christchurch BH23 5AT	Single storey side extension	Granted	30/1/2025	
8/24/0752/FUL	Glenlyn Bramble Lane Christchurch BH23 5NB	Division of existing garden and construction of new dwelling	Refused	20/1/2025	Objection submitted based on the following: 1-Cramped 2-Concern over vehicular access 3-Concerns over Protected Green Area.
8/24/0670/CONDR	2 Wharncliffe Road Christchurch BH23 5DD	Proposed rear extension and roof extension with conversion. Variation of condition 2 minor alterations to the proposed materials	Granted	28/1/2025	

Appeal

Reference	Location	Proposal	Decision
8/24/0221/FUL	Beech Lawn 51 Hinton Wood Avenue Christchurch BH23 5AE	Demolition of the existing building and erection of 2 detached dwellings with associated access and parking arrangements (revised scheme)	Application refused- 5/12/2024- Appeal dismissed)