Planning Report 12th November 2025

Planning Applications for review

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

Build

Reference	Location	Proposal	Comments due by
P/25/04548/HOU	26 Shelley Close Christchurch BH23 4HW	Demolition of existing rear & side conservatory/ extensions. New rear & side extensions with roof lanterns. Loft conversion. Replacement front porch. Internal & external alterations to modernise property. Garden office/ out-building.	26/11/2025
P/25/04438/HOU	4 Wharncliffe Gardens Christchurch BH23 5DN	First floor front extension to dwelling	24/11/2025
P/25/04390/HOU	14 Hinton Wood Avenue Christchurch BH23 5AH	Proposed new ground floor and first floor extensions to incorporate raising the ridgle line for additional habitable accommodation. Additionally the existing 2 access driveway is proposed to be reduced to one access and a new timber framed carport plus storage facility is to be constructed with new charging points for 2 vehicles.	20/11/2025
P/25/04355/HOU	5 Crispin Close Christchurch BH23 5BT	Extend garage to the front and rear. Single storey extension to the conservatory at the side.	17/11/2025

P/25/04339/HOU	15 Gordon Road Christchurch BH23 5HN	Proposed Two storey extension to rear of main dwelling and extension and conversion of existing garage to form habitable space that is ancillary to the main dwelling	17/11/2025
P/25/04315/HOU	38 Terrington Avenue Christchurch BH23 4RJ	Demolition of existing garage and replace with new garage/workshop to side of house.	17/11/2025
P/25/04252/HOU	62 Wellington Avenue Christchurch BH23 4HL	Side extension to replace existing garage, Rear dormer & velux and window in front gable.	14/11/2025
P/25/03829/HOU	32 Braemar Drive Christchurch BH23 5NS	Proposed conversion of the existing garage to a utility space, infill the garage door and create an external porch.	12/11/2025
P/25/04082/HOU	28 Shelley Close Christchurch BH23 4HW	Erection of rear single storey and part two storey side extension	10/11/2025 (Extension asked for)
P/25/04112/HOU	1 Larkspur Close Christchurch BH23 4FQ	Single storey rear extension	4/12/2025 (Extension asked for)
P/25/03373/CONDR	95 Hinton Wood Avenue Christchurch BH23 5AJ	Variation of condition 4 (hours) of Planning Application 8/21/0704/COU (Operate private swimming lessons in existing pool on a pre-booked basis only for a maximum of 4 children and operating between the hours of Monday - 1:30pm-7pm, Tuesday - 9:30am-12mid day and 3:30pm - 7pm, Wednesday - 9:30am - 12 mid day, Thursday - 9:30am- 12mid day and 3:30pm - 7pm) to change the hours of operation and waiting time in between lessons	28/10/2025 (Extension asked for)

Decisions to Note (Build)

Reference	Location	Proposal	Decision

P/25/03520/ADV	413A Lymington Road Christchurch BH23 5EN	Advertising consent for new shop fascia to front elevation with hanging window boards, a TV screen display, door stickers and 2x parking signs to the rear elevation.	Granted Date: 29/10/2025 HWPC: No objection
P/25/03467/HOU	36 Bracken Way Christchurch BH23 5LW	Erection of proposed boundary fence	Granted Date: 4/11/2025 HWPC: No objection
P/25/03171/HOU	18 Heath Road Christchurch BH23 5RH	Proposed two storey extension to side and single storey extension to the rear of existing domestic dwelling house	Granted Date: 23/10/2025 HWPC: No Objection
P/25/01930/FUL	3 Rothesay Drive Christchurch BH23 4LB	Demolish existing dwelling, erect replacement. Convert pool house into an ancillary annexe.	Application Refused Date: 24/10/2025 HWPC Comments: 1. The proposed replacement dwelling is grossly out of character with the surrounding homes and the structure visibly overbearing. 2. Concerns over the impact on protected TPO trees in terms of both their root zones and canopies due to the extensive hard standing and annexe construction. The loss of environmental features including trees, which are part of the character, and forbidden under the Saved Local Plan Policy H12 (3). 3. Intensification/ overdevelopment of the site provides infrastructure concerns. 4. Policy H12 (2) of the adopted plan mentions that new residential developments must not affect the amenities of existing occupiers through loss of light, outlook and privacy and there are concerns over this with the proposed enlarged rear wall.

Appeal: None