Planning Report 9th July 2025

Planning Applications for review

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

Build

Reference	Location	Proposal	Comments due by
P/25/02250/HOU	11 Clive Road Christchurch BH23 4NX	Replace garage with a one bedroom single storey annexe for a family member ancillary to main dwelling, removal of conservatory, erect single storey rear extension to form utility room and kitchen/dining area.	22/7/2025
P/25/01930/FUL	3 Rothesay Drive Christchurch BH23 4LB	Demolish existing dwelling, erect replacement. Convert pool house into an ancillary annexe.	11/7/2025
P/25/01981/HOU	30 Nada Road Christchurch BH23 4PR	Single-storey side extension	18/7/2025
P/25/01950/HOU	22 Avenue Road Walkford Christchurch BH23 5QH	Proposed single storey front, side and rear extensions. First floor front extension and demolition of side extension	11/7/2025
P/25/01402/HOU	36 Rothesay Drive Christchurch BH23 4LD	Detached double garage (in lieu of existing detached double garage)	11/7/2025
P/25/01854/HOU	10 Westfield Gardens Christchurch BH23 4SF	Extension to rear with loft conversion & single storey extension to rear. Extension to existing front dormer	11/7/2025
P8/24/0623/FUL	31-33 Wharncliffe Road Christchurch BH23 5DB	Demolition of existing buildings and erection of two apartment blocks with associated parking and landscaping	3/7/2025 (Public meeting) (Have asked for an extension)

Tree Orders for Review

Reference	Location	Proposal	Comments due by
P/25/02186/TTPO	17 Plantation Drive Christchurch BH23 5SE	T10 - Ash - Fell	(To be confirmed by BCP)
P/25/02175/TTPO	175 Lymington Road Christchurch BH23 4GD	T1 - Holm Oak - Crown lift to 4m over the garden and pavement, reduce the canopy that overextends over the road by 2-3m, remove dead wood. T2- Holm Oak - Remove dead wood T3 - Yew - Prune back the branches which extend out over the road by 1-2m T5 - English Oak - Crown lift to 4m over the driveway, reduce the branches which extend furthest toward the building by 2-3m, remove dead wood. T6 - Sycamore - Remove dead wood G8 - English Oak x 2 - Remove epicormic growth up to 5m and major dead wood. T10 - English Oak - Cut any ivy band T11 - English Oak - Crown reduction by 4-5m to reduce the weight loading on the weak stem G12 - Hazel ,Beech -Holly - Prune back to fence level. T13 - Unidentified - Prune back to fence level Please see Tree Report dated 19th June 2025	(To be confirmed by BCP)
P/25/02138/TTPO	15 Holmhurst Avenue Christchurch BH23 5PG	T1 - Birch - Crown Reduction by 1.5 metres back to suitable growth points	(To be confirmed by BCP)
P/25/02108/TTPO	1 Gorse Bank Close Christchurch BH23 4FR	T1 - Leyland Cypress - Fell	(To be confirmed by BCP)
P/25/02012/TTPO	20 Rothesay Drive Christchurch BH23 4LB	T1 - Oak - A crown reduction of lateral branches by 2m back from property and remove branches back from power cable over lane T2 - Lime - Crown raise to 10 m from ground level to clear SEB wires and support cables T3 - Lime - Crown raise to 10 m from ground level to clear SEB wires T4 - Sycamore - Pollard to leave a 10-12m structure -	(To be confirmed by BCP)

Decisions to Note (Build)

Reference	Location	Proposal	Decision
P/25/01270/HOU	2 Field Way Christchurch BH23 4QE	Rear and side extension.	Granted Date: 25/6/2025 HWPC: No objection
P/25/00727/HOU	21 Smugglers Lane South Christchurch BH23 4NG	Single storey rear extension with replacement decking and balustrade.	Granted Date: 20/6/2025 HWPC: No objection
8/24/0729/FUL	46 Ringwood Road Christchurch BH23 5RD	Demolish existing buildings and erect terrace of 5 No houses, 2 detached houses and 2 No bungalows (9 in total) with parking	Granted: Date: 26/6/2025 HWPC Comment: Objection submitted based on the following: 1-Concerns over lack of parking. 2-Intrusion over properties in proximity. 3-Need further clarity on how Biodiversity is being promoted following felling of trees

Appeal:

Reference	Location	Proposal	Decision
8/24/0677/FUL	4 Knightwood Close Christchurch BH23 4NE	Demolish existing dwelling and replace with two	HWPC Comments: Objection submitted based on the following: 1-Over-development on the site. 2-Not in keeping with properties in the surrounding area. 3-Active covenant on the land stating not more than one property.