



## NOTES OF DEVELOPMENT CONTROL ADVISORY GROUP

### DEVELOPMENT CONTROL ADVISORY GROUP

Virtual Meeting held on Monday 10 May

**Present:**

Cllr Schofield  
Cllr Robinson  
Cllr Holt  
Cllr Pierce – Chairman  
Cllr Hope  
Cllr Carpenter

Also present: Cllr Woods

**Officers:** Charlotte Benham – Projects and Committee Officer

1	<b>Apologies</b>  Cllr Jasper
2	<b>Declarations of interest to any item on the agenda</b>  None declared
3.	<b>Public Session</b>  One member FCCS
4	<b>Approval of the Notes</b>  The notes of the development and control meeting held on Monday 26 April were accepted as a correct record of the meeting to be approved by the Clerk.

21/00613/HOU

36 Church Road Fleet Hampshire GU51 4NB

[Installation of a swimming pool and summer house.](#)

Comments required by 13 May

#### OBJECTION

- The development does not enhance this locally recognised heritage asset
- In breach of Local Plan Policy GEN1 and FNP Policy 10 on account to mass, bulk and height.
- The neighbours in Birch House have commented on the height and scale of the building at 3.970m high and 6 to 7.5 m long. It has been suggested in an email exchange that the building could be reduced to 3m high and retain its functionality. Agree the scheme could be significantly improved by reducing the mass of the pool house and providing additional planting between the pool house and the eastern boundary.
- Essential the methodology provided within the Tree Survey is adhered to and all existing trees are adequately protected during the work.
- Some greenery may have already been removed before the application
- Fence should be 1.8m or less under Hart's standards, 2m is too high
- Suggest adding greenery around the pump house to reduce noise and improve design

21/00921/HOU

17 Kenilworth Crescent Fleet Hampshire GU51 3BA

[Demolition of single storey rear extension and erection of a single storey rear extension.](#)

Comments required by 18 May

NO OBJECTION if the 45 degree rule isn't breached - Extension is coming out 4.5m to the rear. The block plan appears to show it extending only a short distance beyond the neighbouring property, but the rear elevation gives no indication that the other half of the semi extends beyond the back face of the building.

The extension will take light off the adjoining properties garden close to the house.

21/00946/HOU

20 Oasthouse Drive Fleet Hampshire GU51 2UL

[Demolition of conservatory and erection of a single storey rear extension and part garage conversion into habitable accommodation](#)

Comments required by 18 May

#### OBJECTION

- A 4 bed house requires at least 3 parking spaces which are shown on the plan, but plan should demonstrate meeting Fleet Neighbourhood Plan Policy 15 and retain 50% of the front garden to soft landscaping
- Shortened garage does not meet Hart's standards
- On street parking is already an issue in the local area.

21/01050/HOU

Westbury House 2 Westbury Avenue Fleet GU51 3HP

[Erection of a single storey rear extension following demolition of existing conservatory](#)

Comments required by 18 May

Block and floor plans don't match - the block plan appears to show the extension aligning with the neighbours back wall but the floor plan appears to indicate the extension projects 5m beyond the neighbour's back wall – which would impinge on the 45° rule with the adjoining neighbour

If the 45 degree rule is not being broken then NO OBJECTION

21/00962/HOU

35 Williams Way Fleet Hampshire GU51 3EU

[Erection of a single storey rear extension and replacement of existing flat roof to pitched to include 1 velux roof window to utility room and new brick work.](#)

Comments required by 18 May

NO OBJECTION

21/00888/HOU

46A Albany Road Fleet Hampshire GU51 3PT

[Erection of a single storey rear extension](#)

Comments required by 19 May

NO OBJECTION

21/00855/HOU

Lyall House Hagley Road Fleet GU51 4LH

[Erection of a raised deck area to the rear](#)

Comments required by 20 May

Enhances the rear elevation and extension deck is well screened from the adjoining property so NO OBJECTION

21/01091/HOU

10 Newlands Fleet Hampshire GU52 6TW

[Demolition of garage and erection of a single storey side extension to include replacement garage with door and window and instalment of a veranda to the rear](#)

Comments required by 21 May

NO OBJECTION however

The development is taken to the boundary of plot (0.05m separation) meaning the whole of the side of the development is inaccessible for future repair or maintenance.

21/01083/HOU

8 Rufford Close Fleet Hampshire GU52 6TJ

[Erection of a first floor rear extension and detached garage. Conversion of store into habitable accommodation to include the replacement of the garage door with a window.](#)

	<p>Comments required by 24 May</p> <p>NO OBJECTION A well designed extension which blends in well with the host building.</p> <p>21/01020/HOU 20 Clarence Road Fleet Hampshire GU51 3RZ <a href="#">Demolition of conservatory and side porch and erection of a single storey rear extension, two storey side extension and alterations to windows.</a></p> <p>Comments required 25 May</p> <p>NO OBJECTION however the current parking plan breaches Hart's standards – cannot have 4 in a row, but any off street parking is welcome.</p> <p>21/01124/AMCON 2 Haywood Drive Fleet GU52 7RZ <a href="#">Variation of Condition 5 attached to Planning Permission 19/01210/HOU dated 25/07/2019 to allow alterations to roof from asymmetric hipped roof in conjunction with flat roof to double hipped roof</a></p> <p>Comments required by 27 May</p> <p>OBJECTION</p> <ul style="list-style-type: none"> <li>• The proposal raises the roof of the garage/family room so that it is more intrusive on No 4.</li> <li>• Garage too small under Hart's standards</li> <li>• Believe garage has already been modified</li> </ul>
6	<p><b>Noted:</b></p> <p>Planning Enforcement notices</p>
7	<p><b>Noted:</b></p> <p><b>Hart Planning Meeting Dates</b></p> <p>N/A</p>
9	<p><b>Date of Next Advisory Group Meeting</b></p> <p>24<sup>th</sup> May, 18:30 for 19:00 virtually</p>

**Meeting closed: 19:40**

**Signed:**.....

**Date:** .....