



NOTES OF DEVELOPMENT CONTROL ADVISORY GROUP

DEVELOPMENT CONTROL ADVISORY GROUP

Virtual Meeting held on Monday 12 July

Present:

Cllr Holt

Cllr Jasper

Cllr Hope - acting chairman

Cllr Carpenter

Officers: Charlotte Benham – Projects and Committee Officer

1	Apologies Cllr Robinson and Schofield
2	Declarations of interest to any item on the agenda None declared
3.	Public Session None present
4	Approval of the Notes The notes of the development and control advisory group meeting held on Monday 28 June were accepted as a correct record of the meeting to be approved by the Clerk.
5	Election of Chair Deferred to next meeting
6	Election of Vice Chair Deferred to next meeting
7	21/01128/FUL 7 Elvetham Road Fleet GU51 4QL <u>Demolition of the existing building (former care home) and the erection of a single block of 12 two bed flats with associated landscaping, parking and access</u> Comments required by 13 July

OBJECTION

- Waste officer states that the bin store should be brought to the edge of the pavement as the waste vehicle cannot enter the site
- Proposed finishes includes metal cladding
- Looks to infringe the 45° degree rule for at least 2 adjacent properties
- Style is totally out of character
- Over development of site with limited amenity space for 12 two bedroom flats
- Close to station but still inadequate parking
- Housing Officer suggests there should be affordable housing provision, but developer has stated not viable to provide any affordable housing, not even a financial contribution
- Flats look very small, with all living accommodation in one room – kitchen dining living? Flat generally just at or below 61m² and min space for 2 bed 3 person flat is 61m² so yet again only the minimum size
- Two flats on upper floor appear to have no access to a bathroom except via main bedroom
- Modern very rectangular design is totally out of keeping with local character which is relatively mixed, but does not look like or employ similar materials
- Breaches Hart policy GEN1 and Fleet Neighbourhood Plan Policy 10.

21/01413/HOU

66 Basingbourne Road Fleet GU52 6TH

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

Comments required by 14 July

OBJECTION

- Proposed extension will infringe the 45° rule for the adjoining property
- Proposal to extend drop kerb over the whole width of the property which is uncharacteristic of the area and means an intention to use the whole of the front garden for hardstanding and parking contrary to Fleet neighbourhood Plan Policy 15 which requires 50% of the front garden to be retained as soft landscaping

21/01514/HOU

81 Kings Road Fleet Hampshire GU51 3AR

[Erection of single storey extensions to front and rear of garage, single storey rear extension, new porch, velux to existing roof and conversion of garage into habitable accommodation](#)

Comments required by 14 July

NO OBJECTION subject to a dimensioned parking plan that shows how three cars and a visitors car can be accommodated on the site and turn to exit in a forward direction due to change from 3 to 4 bedrooms and loss of garage.

21/01525/HOU

2D Kenilworth Road Fleet Hampshire GU51 3DA

[Erection of a single storey extension to the front to connect existing house with existing garage](#)

Comments required by 14 July

NO OBJECTION

Proposed link building will not take any light away from No 2c (neighbour) nor infringe the 45° rule which is already breached by the separate double garage, however they will be faced with a continuous blind wall extending well beyond the front of their property

21/01480/HOU

28 Durnsford Avenue Fleet Hampshire GU52 7TB

[Erection of a two storey rear extension and first floor side extension](#)

Comments required by 19 July

OBJECTION

- This proposal will half fill in the gap between the two properties linked by their garages. It will take light away from two windows on the side of the neighbouring property
- Extension would be far more acceptable if the neighbour matched the proposed extension and bridged the gap between the two properties

21/01550/HOU

70 Connaught Road Fleet Hampshire GU51 3LP

[installation of 10 stand alone solar panels in back garden](#)

Comments required by 19 July

NO OBJECTION

21/01580/HOU

48 Fir Tree Way Fleet Hampshire GU52 7NB

[Erection of a single storey side extension and new roof to porch.](#)

Comments required by 20 July

NO OBJECTION

- Appears to have relied on old superseded policies from the now disused local plan.
- Comment from Conservation Officer - this is not in the North Fleet Conservation Area. This development falls within the Basingstoke Canal Conservation area. The houses in this area are all of a similar modern design and proposed extension does not impact on the character of the area.

21/01574/HOU

6 Fairland Close Fleet Hampshire GU52 7LU

[Erection of a part single storey, part two storey, part first floor front extension following demolition of existing storm porch, insertion of six rooflights and one skylight and alterations to windows to ground floor front](#)

Comments required by 21 July

OBJECTION

- Compared with the photographs of other properties in Fairlands Close, they all still look like bungalows or chalet bungalows built with traditional materials.
- This proposal changes the appearance of the chalet bungalow to a house with totally out of character materials such as zinc panelling to the front elevation - totally out of character with the local area.

- Conversion of the front garden to hardstanding for parking is contrary to Fleet Neighbourhood Plan policy 15 requiring retention of 50% of the front garden to soft landscaping.

21/01474/HOU

Nut Trees Sunnyside Fleet GU51 4LF

[Erection of a two storey front infill extension, replacement of window to ground floor front with door and windows, alterations to two windows to ground floor rear, alterations to window to ground floor side, blocking up of window to ground floor other side, alterations to window between ground floor and first floor front and insertion of rooflight to front](#)

Comments required by 23 July

NO OBJECTION

- Heritage Statement relies on CON13 which is not a saved policy.
- Focus on tree survey when the only proposed works are a small infill (out of character) to the front of the house and changing some windows, none of which should impact any trees

21/01615/HOU

New Barn Close Fleet Hampshire GU51 5HU

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

Comment required by 23 July

NO OBJECTION however could be a 45 degree rule issue with No.41 (hart to check) and will take some afternoon light off the rear. Would be far less of an issue if the layout could be reversed and switch the bedroom to the old conservatory site.

21/01583/HOU

147 Clarence Road Fleet Hampshire GU51 3RR

[Demolition of single storey rear extension and erection of a single storey rear extension, insertion of windows ground floor side and erection of a garden room.](#)

Comments required 27 July

concern over the intended use of the garden room/office - NO OBJECTION if remaining as a single dwelling

- The main bungalow is being reduced from a 2 bedroom unit to a single bedroom - the proposed layout is acceptable and presents no problems to neighbour but the garden room could be used as separate living accommodation – an annex? It is wired and plumbed for permanent use. As living accommodation it would give views of the rear of the neighbouring property which would be a loss of privacy!

21/01631/HOU

78 Kings Road Fleet GU51 3AP

[Erection of a part single part two storey side and rear extension following demolition of existing conservatory, replace one window to ground floor side with a door and window, two windows and a door to ground floor side with one window and insertion of one window on each side at first floor](#)

Comments required 29 July

NO OBJECTION

	<ul style="list-style-type: none"> Some of the extension will be seen from the front elevation, but generally screened from the road. Cannot follow which windows would impact on the privacy of the next door neighbour? The home office window which is objected to faces onto the road at the front of the building. <p>21/01642/HOU 18 Linkway Fleet Hampshire GU52 7UP Erection of a single storey extension, enlarged rear dormer and replacement roof window Comments required 29 July</p> <p>NO OBJECTION</p>
8	<p>Noted:</p> <p>Planning Enforcement notices</p>
9	<p>Noted:</p> <p>Hart Planning Meeting Dates</p> <p>14th July</p>
10	<p>Date of Next Advisory Group Meeting</p> <p>26th July at 7pm</p>

Meeting closed: 7.50

Signed:.....

Date: