



## NOTES OF DEVELOPMENT CONTROL ADVISORY GROUP

### DEVELOPMENT CONTROL ADVISORY GROUP

Virtual Meeting held on Monday 14 June

**Present:**

Cllr Schofield  
Cllr Holt  
Cllr Hope – acting chair  
Cllr Carpenter  
Cllr Jasper

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

1	<b>Apologies</b>  Cllr Robinson, Pierce
2	<b>Declarations of interest to any item on the agenda</b>  None declared
3.	<b>Public Session</b>  None present
4	<b>Approval of the Notes</b>  The notes of the development and control advisory group meeting held on Monday 24 May were accepted as a correct record of the meeting to be approved by the Clerk.
5	21/01272/HOU Beaver Lodge 43 Elvetham Road Fleet Hampshire GU51 4QP <a href="#">Demolition of conservatory and erection of a single storey rear extension, alterations to fenestration to side elevation.</a> Comments required by 14 June  NO OBJECTION  21/01143/FUL Crondall Place Church Road Fleet GU51 4NB <a href="#">Conversion of the existing loft space into 3 x two bedroom flats, installation of 29 roof lights to the roof of the building.</a> Comments required by 15 June

Withdrawn due to a land ownership irregularity so no comment

21/00927/HOU

2 The Brambles Fleet Hampshire GU51 5DW

[Conversion of garage into habitable accommodation and insertion of window on side elevation.](#)

Comments required by 16 June

#### OBJECTION

- No. of bedrooms not stated – details should be submitted
- Within Zone 2a, a 2 bed unit requires 2.5 parking spaces. Generally parking provision within Edenbrook is inadequate. A 3 bed unit requires 3 spaces - there is inadequate space on the site for three vehicles with the loss of the garage.
- Parking plan that meets Hart's standards needs submitting– should also meet Fleet Neighbourhood Plan Policy 15 retaining 50% soft landscaping to front garden.

21/01184/HOU

12 Fairland Close Fleet GU52 7LX

[Demolition of garage and erection of new garage](#)

Comments required by 16 June

#### NO OBJECTION

However whilst it remains a single garage the design is not an improvement on the existing. The proposed materials and finishes do not reflect good design.

21/01346/LDC

East Wing Stockton House School Stockton Avenue Fleet Hampshire

[Use of the East Wing Flat as a separate residential dwellings \(class C3\)](#)

Comments required by 17 June

NO OBJECTION – Fleet Town Council have no information to challenge the claimed occupancy.

21/01318/HOU

19A Alton Road Fleet Hampshire GU51 3HN

[Erection of a two storey front extension and single storey rear extension, change door to a window on the side elevation.](#)

Comments required by 22 June

NO OBJECTION in principle to proposed front elevation.

But an OBJECTION to the 4m rear extension to the NE of the adjoining semi detached house. It will take early morning light off the back of the house and possibly infringe the 45° rule – this needs investigation to see if it's a problem.

21/01207/HOU

41 Brookly Gardens Fleet GU51 3LL

[Erection of a two storey side extension, replacement of canopy to front and creation of canopy to rear, blocking up of one window to ground floor front, creation of rooflight to front, alterations to one window to ground floor front and one window to first floor front, two windows and two doors to ground floor rear, two windows to first floor rear and reducing the size of one window to ground floor side](#)

Comments required by 22 June

OBJECTION unless Hart's Tree Officer considers the impact of the cutting back of the canopy to T1 (oak) and proposed ground works are acceptable,

Grounds for concern:

- Proposed block Plan shows side extension invading the canopy of the neighbour's tree – would appear to require significant pruning of an oak tree?
- Extension goes into the root zone and will require piled foundations and close monitoring of construction work.

21/01310/FUL

Heatherside Junior School Reading Road South Fleet Hampshire GU52 7TH  
[Creation of an artificial grass multi use games area measuring 33m x 20m with 3m high green weldmesh sports fencing and link paths](#)

Comments required by 23 June

NO OBJECTION

Development within the Basingstoke Canal Conservation Area, but well screened and will have no visual or damaging impact. Understand need for an all season play area, just a shame to lose natural carbon absorbing grass area to synthetic materials.

21/01358/FUL

2 Victoria Road Fleet Hampshire GU51 4DS

[Replacement of external windows, doors, panels and balcony railings](#)

Comments required by 23 June

NO OBJECTION

Will improve light into the accommodation areas.

21/01259/HOU

52 Connaught Road Fleet Hampshire GU51 3LP

[Erection of a single storey rear and part first floor rear extension and alterations to windows](#)

Comments required by 23 June

Use of modern materials and wood cladding to rear of building is out of keeping with the host building – FNP Policy 10.1 and 2, brick would improve design. Although to the rear of the building, the rear elevation is fully visible from Church Road.

21/01390/HOU

Ambleside 9 Dunmow Hill Fleet GU51 3AN

[Demolition of existing wall and piers and erection of a front wall and gate.](#)

Comments required by 24 June

NO OBJECTION to the wooden 5 bar gate in keeping with local character, but

OBJECTION to a dry-stone wall which does not reflect local character in a generally Victorian and Edwardian environment – materials more in keeping with local architectural character would improve design.

21/00247/HOU

4 Victoria Road, Fleet, GU51 4DN

[Erection of a single storey side and rear extension and two storey side extension following demolition of existing porch and detached garage, conversion of loft to habitable accommodation and blocking up of first floor rear window](#)

Amendments:

1 Sun study and supporting statement submitted

2 Amended side and rear elevation.

Comments required by 10 June

## **Fleet Town Council**

**Comment Date:**

**OBJECTION**

' Early morning the rear extension will cast a shadow/take light off the rear windows of No6

' This is a major development that fills the whole plot ' overdevelopment of the site

' Increase to 4 beds and barely parking on site for 3 cars ' cars would be reversing onto Victoria road? Inadequate parking

' Extension design does not complement the host building nor the adjoining other half of the semidetached property. ' out of keeping.

**OBJECTION**

- the sun study makes a point that the existing fence (1.8m) already casts a shadow over the rear of the neighbouring property in the early morning. The extension which is 2.990m high will cast a longer and slightly larger shadow over the neighbour's rear windows which give light to main living areas. (see neighbour's objection)
- The sun study is a single day example and ignores seasonal variations.
- The front elevation remains unchanged however it is not a reflection of the adjoining semi.

21/01391/HOU

1 Foxwood Fleet Hampshire GU51 2TY

[Retention of outbuilding](#)

Comments required 24 June

**NO OBJECTION**

Retrospective application on the basis that the developer was not aware of removal of permitted development rights. Does not appear to have any negative impact on neighbouring properties. But should have sought permission before development.

21/01392/HOU

1 Foxwood Fleet Hampshire GU51 2TY

[Erection of a single storey rear and side extension \(Retrospective\)](#)

Comments required by 24 June

**NO OBJECTION**

Retrospective application on the basis that the developer was not aware of removal of permitted development rights. Does not appear to have any negative impact on neighbouring properties. But should have sought permission before development.

	<p>21/01379/HOU  46 Award Road Church Crookham Fleet Hampshire GU52 6HG  <a href="#">Erection of a single storey rear extension, alterations to one window to front and insertion of one window to side</a>  Comments required by 25 June</p> <p><b>OBJECTION</b></p> <ul style="list-style-type: none"> <li>• Neighbour makes some valid points regarding trees and drainage. With the existence of TPO'd trees on the site boundary a formal tree survey and action plan is required</li> <li>• If there is concern about local flooding, the sizing and the location of an appropriate soakaway/suds tank needs to be properly designed and located to avoid impacting on tree root zone.</li> </ul> <p>21/01408/LDC  175A Fleet Road Fleet Hampshire GU51 3PD  <a href="#">Single dwellinghouse C3</a>  Comments required by 25 June</p> <p><b>NO OBJECTION</b>  This is an application for a certificate to legalise this property as an independent dwelling. Strange that the declaration was signed in the County of Durham for a property in Fleet managed by someone who lives in Hampton? Fleet Town Council has no evidence to challenge the validity of the declaration of fact..</p>
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>28 June, 18:30 for 19:00 virtually</p>

**Meeting closed: 7.50pm**

**Signed:.....**

**Date: .....**