



## NOTES OF DEVELOPMENT CONTROL ADVISORY GROUP

### DEVELOPMENT CONTROL ADVISORY GROUP

Virtual Meeting held on Monday 24 May

**Present:**

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

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

1	<b>Apologies</b>  None
2	<b>Declarations of interest to any item on the agenda</b>  None declared
3.	<b>Public Session</b>  One member FCCS  Three members involved with Richmond Surgery attended to speak regarding an application previously commented on: <ul style="list-style-type: none"><li>- Need more space for number of patients – unable to close books so over capacity</li><li>- Already converted some of reception to consulting room</li><li>- Car parking is an issue but no options to expand parking area</li><li>- Happy to amend the style/design to be more in keeping</li><li>- Dentist to fill space and help with funding. Temporary contract and other health services could go in</li><li>- Were time restraints so didn't have time to consult before application</li><li>- Work with us to try and find solution for parking</li></ul>
4	<b>Approval of the Notes</b>  The notes of the development and control advisory group meeting held on Monday 10 May were accepted as a correct record of the meeting to be approved by the Clerk.

21/01140/HOU

2 Little Copse Fleet Hampshire GU52 7UQ

Erection of a two storey side extension following demolition of existing two storey element and garage, two storey front extension, single storey rear extension, removal of chimney and alterations to ground floor rear door and window. Dropped kerb and extend entrance.

Comments required by 28 May

#### OBJECTION

- Trees need protection measures – tree plan should be submitted
- Roof over front door is poor design
- New side extension should match the existing other side
- 3 to 4 bedrooms and proposed garage is not a garage. HCC have raised an issue with having two dropped kerbs. Need a dimensioned parking plan with only a single entrance that meets Hart's parking standards and Fleet Neighbourhood Plan policy 15 retaining 50% soft landscaped area

21/01137/HOU

9 Lestock Way Fleet GU51 3EB

Erection of a part two storey part first floor side extension, part single storey part two storey rear extension, replacement of window to ground floor rear with double doors and alteration to windows to first floor front and rear

Comments required by 27 May

#### OBJECTION

- 37 Wood Lane has a mature tree near front of the existing garage and another on the left hand side of the plot close to the back extension. Any building work near either area will need special attention in design and construction to protect this tree. Hart's tree officers should visit to look at the site
- Access looks rather tight
- The construction at the front is shown level to the front. This should be set back slightly to maintain the looks of the front of the building.
- The Juliet window is against our design details and reduces privacy to adjacent gardens
- 4 to 5 bedrooms, but retaining an internal garage that looks to meet Harts standard 6x3 m, so two additional spaces required on site

21/01144/HOU

45 Kings Road Fleet Hampshire GU51 3AF

Demolition of conservatory and erection of a part single storey and part two storey rear/side extensions. Change one window to a door on the rear elevation.

Comments required by 27 May

NO OBJECTION subject to brick work, windows, and construction detail matching original frontage.

21/01106/HOU

177 Tavistock Road Fleet Hampshire GU51 4HG

[Erection of a front porch.](#)

Comments required by 28 May

NO OBJECTION subject to acceptable tree protection plan and the TPO'd tree on the front being protected during excavating foundations and during construction

21/01159/HOU

13 Highdown Fleet Hampshire GU51 4PS

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

Comments required by 1 June

NO OBJECTION but need to ensure the rear fence is maintained to prevent direct overlooking of rear of neighbouring property as within 1.7m of it.

21/00959/HOU

Beech Hill House Broomrigg Road Fleet GU51 4LS

[Replacement front fence and new gates and insertion of window to ground floor side.](#)

Comments required by 1 June

NO OBJECTION subject to following tree officers recommendations. Good design appropriate to the NFCA.

21/01180/HOU

48 Kenilworth Road Fleet Hampshire GU51 3AX

[Erection of a first floor side extension and block up door on ground floor side.](#)

Comments required by 2 June

OBJECTION

- Will be close to No.46 – are there any side windows as proposed plans would take away light? Will also give a terraced look uncharacteristic of the immediate area.

21/00911/HOU

80 Dukes Mead Fleet GU51 4HE

[Erection of a single storey side and rear extension, replacement of flat roof to garage and porch with pitched roof and conversion of garage to habitable accommodation](#)

Comments required by 2 June

NO OBJECTION but to note the garage does not meet Hart's standards as shown on plans. Neighbour concerned about proximity of TPO tree, but not raised by Tree Officer.

21/01007/HOU

32 Fitzroy Road Fleet Hampshire GU51 4JW

[Replacement of a timber balustrade on an existing balcony to the rear](#)

Comments required by 27 May

NO OBJECTION

21/01186/HOU

15 Frere Avenue Fleet Hampshire GU51 5AW

[Erection of a single storey rear extension and first floor rear extension.](#)

Comments required by 4 June

NO OBJECTION

21/01163/PRIOR

71 Westover Road Fleet Hampshire GU51 3DE

[Notification of a proposed larger home extension for a proposed single storey rear extension](#)

Comments required 28 May

OBJECTION

Breaches 45 degree rule. The extension will block off light to neighbouring house as they are on the east side.

21/01221/HOU

12 Greenways Fleet Hampshire GU52 7UG

[Demolition of car port and erection of a single storey side extension, two storey rear extension, conversion of garage into study, extend driveway area and alterations to windows and doors](#)

Comments required 7 June

NO OBJECTION - will not take away significant amount of light from neighbour

21/00968/HOU

6 The Oaks Fleet GU51 4HQ

[Erection of a single storey front extension, single storey side extension following demolition of existing lean to, conversion of garage to habitable accommodation to include the replacement of the garage door with a window and raised patio area to rear garden to provide level access for wheelchair access](#)

Comments required by 8 June

OBJECTION

- Need a dimensioned parking plan that meets Hart's standards due to loss of the garage and front looks relatively small. Plan should also meet Fleet Neighbourhood Plan policy 15 that at least 50% of the front garden is retained as soft landscaping.
- The proposed front elevation shows that the side extension infills the gap between the neighbouring property.

21/01296/PRIOR

5 Rushmoor Close Fleet Hampshire GU52 7LD

[Notification of a proposed larger home extension for a proposed single storey rear extension](#)

Comments required by 7 June

NO OBJECTION

6	<b>Noted:</b> Planning Enforcement notices
7	<b>Noted:</b>  <b>Hart Planning Meeting Dates</b>  N/A
9	<b>Date of Next Advisory Group Meeting</b>  14 June, 18:30 for 19:00 virtually

**Meeting closed: 8.20**

**Signed:**.....

**Date:** .....