



## NOTES OF DEVELOPMENT CONTROL ADVISORY GROUP

### DEVELOPMENT CONTROL ADVISORY GROUP

Virtual Meeting held on Monday 28 June

**Present:**

Cllr Robinson  
Cllr Schofield – acting chairman  
Cllr Holt  
Cllr Jasper

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

1	<b>Apologies</b>  Cllr Hope, Cllr Carpenter
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 14 June were accepted as a correct record of the meeting to be approved by the Clerk.
5	<p>21/00613/HOU 36 Church Road, Fleet, Hampshire, GU51 4NB <a href="#">Installation of a swimming pool and summer house.</a> Amended plans: 1 Height of building reduced by 1m 2 Rear boundary planting and maintenance of height confirmed Comments required by 16 June</p> <p>The height of the structure has been reduced to 3m, there appears to be planting between the structure and the fence and the noise from the shower room should be reduced by the timber wall, greenery and boundary fence.</p> <p>So long as precautions are taken to minimise the impact on trees and their root zones during the works then - NO OBJECTION</p>

21/01392/HOU

1 Foxwood, Fleet, Hampshire, GU51 2TY

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

Amended plans:

1 Corrected plan submit as original plan showed a different scheme

Comments required by 24 June

No amendments since last comments

21/01406/HOU

41 Highland Drive Fleet Hampshire GU51 2TH

[Erection of a single storey rear extension and change door to a window on side elevation \(Retrospective\).](#)

Comments require by 29 June

NO OBJECTION

Does not impact any neighbours however an extension of this scale is beyond permitted development rights – should have got permission prior to works.

21/01472/AMCON

47 Albert Street Fleet Hampshire GU51 3RL

[Variation of Conditions 2, 3 and 4 attached to Planning Permission Application Reference Number 21/00483/FUL dated 14/04/2021. The conditions fails the test of national policy and guidance. 2, Remove reference to MLP/04. 3, Remove limitations within Class E. 4, Vary time limitations](#)

Comments required by 2 July

NO OBJECTION

- While against Fleet Neighbourhood Plan Policy 8 (below) it's replacing long time social club, not new development.  
Land at Albert Street (Zone 5)  
*This policy supports development on the NW side of Albert Street and respects the amenity of neighbours on the SE side of the street and states that proposals that impact on the predominantly residential nature of the SE side of the street will not be supported*
- No issue with proposed opening hours – seem reasonable and the Social Club operated for longer and later hours.
- Whole purpose of Class E is to create a broad commercial, business and services use class. It recognises that a building may be in a number of uses at different times of the day. MHCLG says that because planning permission will no longer be required businesses will have greater freedom to adapt to changing circumstances.
- The proposal maximises the potential use of an existing facility.

21/01460/HOU

10 Greenways Fleet Hampshire GU52 7UG

[Erection of an open front storm porch and widened vehicular access and realigned private driveway](#)

Comments required by 6 July

NO OBJECTION

21/01428/AMCON

All Saints Church Church Road Fleet GU51 4NB

Variation of Condition 4 (materials) attached Planning Permission Application Reference Number: (19/00631/FUL) dated 29/10/2019 to enable works to progress in a phased manner. To change the text of the first line of the condition, so that the condition reads 'No above ground construction work for each area shall take place until details of each external surface relating to each area have been submitted to, and approved in writing by, the Local Planning Authority. This is to allow for phasing of the work, to enable progress with the first phase being the restoration of the church buildings and new porch, with associated landscaping.'

Comments required by 6 July

If application is purely to phase the work, appears practical and means the church can come back into use sooner. NO OBJECTION

21/01436/HOU

5 Little Copse Fleet GU52 7UQ

Demolition of garage and conservatory and erection of a two storey side extension including garage, single storey rear extension and front dormer

Comments required by 7 July

#### OBJECTION

- infringement of the 45<sup>0</sup> rule - it is also the difference between a single storey garage and a double storey full height extension which will take light off the back of the neighbouring property in the afternoon and evening and will likely infringe the 22<sup>0</sup> degree rule in taking ambient light away from the neighbours rear window
- Car parking plan that meets Hart's standards is required.

21/01345/HOU

57 Avondale Road Fleet Hampshire GU51 3BS

Erection of a two storey front extension following demolition of existing porch and wc, single storey side/rear extension following demolition of existing conservatory, loft conversion to include the insertion of three rooflights to the front and change of the pitch of the roof to the rear, alterations to doors and windows to ground floor to both sides and first floor to side and rear, cladding, replacement of the flat roof of the garage with a pitched roof, extension of the driveway and dropped kerb, erection of a wall to the south west boundary and fence to the north east, north west, south east boundaries

Comments required by 7 July

#### Withdrawn

#### OBJECTION

- Complete block paving of front garden to accommodate 5 cars in breach of Fleet Neighbourhood Plan Policy 15 Residential gardens – conversion of front garden to parking should retain at least 50% of the original garden area as soft landscaping. Out of keeping with local character and detrimental to climate change initiative.
- Paving front garden and front elevation of proposed development is out of character with local features – Fleet Neighbourhood Plan policy 10. Use of velux windows to front elevation is also out of keeping.

- Rear elevation increased to 3 storeys and use of French door, full height window to master bedroom will give commanding overview of neighbouring property's gardens – loss of privacy and loss of amenity to neighbours.
- Proposed rear development is out of character and generally of poor design in relation to the host building.

21/01283/HOU

25 Chestnut Grove Fleet Hampshire GU51 3LN

Erection of single storey front, side and rear extensions. Raising and replacement of existing roof to facilitate a loft conversion with proposed dormer window to rear, 5 no. rooflights to front and rear elevations, replacement garage, new pitched roof over side entrance.

Comments required by 7 July

#### OBJECTION

- increase from 5 to 7 bedrooms on a modest plot – concern about parking even though Hart's Parking Standards require no increase in parking after 4 bedrooms.
- increase to 3 storeys and master bedroom to rear has a fully glazed dormer – overlooking neighbours becomes an issue.
- Overdevelopment of site
- Loss of some local character with removal of traditional front elevation features and addition of Velux windows to front elevation.

21/01495/HOU

21 Brookly Gardens Fleet Hampshire GU51 3LL

Erection of single storey infill side extension, conversion of garage into habitable accommodation and internal alterations and rendering and cladding.

Comments required by 7 July

#### OBJECTION

- 3 or 4 cars parked in a row as shown on plans is against Hart's parking standards plus the loss of a garage means a dimensioned parking plan that meets Harts standards needs to be submitted.
- Use of proposed materials out of keeping with local character.
- Concern if home office attracts visitors – parking.

21/01233/FUL

Land Adjacent Elvetham Bridge House Reading Road North Fleet Hampshire

Erection of a detached three bedroom dwelling and detached garage with accommodation in the roofspace following demolition of existing pool house and filling in of swimming pool

Comments required 8 July

#### OBJECTION

- Conflict between above description and plans which show the garage roof space as home office – from plans looks easy to convert to residential accommodation. Called annex – alludes to a potential second dwelling?
- Plan also indicates accommodation in the roof space of the main house.

- Mass of the garage with accommodation above, directly in front of the main house crowds the site.
- Question why the windows to the rear of the main house obscure? Are they too close to the rear boundary – issue of overlooking?
- This is an inferior proposal to the earlier submission.

21/01364/HOU

36 Pondtail Road Fleet GU51 3JJ

Erection of a single storey front extension, portico to rear, part single storey part two storey rear extension following demolition of existing conservatory and blocking up of door to ground floor side

Comments required 8 July

No objection in principle however OBJECTION to second floor being fully glazed with glass fronted balcony. Issue of overlooking neighbouring gardens and loss of privacy as well as being out of keeping with the host building and neighbouring character.

21/01523/ADV

13 Crookham Road Fleet Hampshire GU51 5QQ

Erection of 2 no. Monolith Boards and 5 no. Flags

Comments required by 9 July

**OBJECTION**

This is generally a residential area - advertising boards 6ft wide and 15ft high and 21ft high flagpoles are totally out of place and will make the site look like a fair ground. Lesser amount. of advertising would be more acceptable. Use of current hoardings for advertising would appear more appropriate in a generally residential area.

21/01506/HOU

12 Denman Close Fleet Hampshire GU51 3EP

Conversion of loft to habitable accommodation, including building up both hip-to-gable ends. Installation of flat roof dormer to the rear elevation and 3 No roof-lights to the front elevation.

Comments required by 9 July

**OBJECTION**

- change of the shape of the roof impacts the front elevation and makes the roof very dominant and increases the apparent mass of the building.
- The rear dormer exaggerates the three storey height of the building and gives the second floor windows extensive views over a number of neighbouring gardens in relatively densely developed area.
- the rear elevation is visible from a number of neighbouring properties and is poorly designed and makes the development very top heavy therefore increasing the mass of the development compared with neighbouring properties.
- Breaches Hart Policy GEN1 and Fleet Neighbourhood Plan Policy 10 - out of keeping on account of mass and design.
- 6 bedroom house on a plot of this size is overdevelopment of site

	<ul style="list-style-type: none"> <li>• Extension is not sympathetic to the host building and totally dominates the front and rear elevations – poor design.</li> <li>• Loss of front garden to parking – breaches Fleet Neighbourhood Plan Policy 15, 50% soft landscaping to be retained.</li> </ul> <p>21/01476/HOU Woodlands Broomrigg Road Fleet GU51 4LR <a href="#"><u>Erection of a single storey rear extension and infill link between garage/annexe and house. Alterations to windows and doors</u></a> Comments required by 12 July</p> <p>No objection in principle to plans for house however serious concern with the extent of the proposed tree management on the site and removal of trees - OBJECTION unless/until deemed acceptable by Tree Officer:</p> <ul style="list-style-type: none"> <li>• This is in the North Fleet Conservation Area and the tree report identifies 52 trees for REMOVAL, 18 tree supposedly to protect the integrity of the main property. This is extensive and excessive tree removal in the conservation area which is characterised for its semi-rural character.</li> <li>• Need Tree officer to make detailed commentary on the proposed tree works.</li> <li>• Paragraph 3.32 of the Fleet Neighbourhood Plan clarifies the situation regarding the “green landscape” with many mature trees and areas of copses, woodland shrubbery and other plantings. The trees and the understorey vegetation are a key characteristic of the North Fleet Conservation Area. All trees within the Conservation Area are subject to the provisions of Section 211 of the T&amp;CPA 1990.</li> <li>• Where some tree removal may be necessary (to be determined by the Tree Officer) some compensation planting would be warranted to sustain the character of the area.</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>14<sup>th</sup> July</p>
9	<p><b>Date of Next Advisory Group Meeting</b></p> <p>12 July, 18:30 for 19:00 virtually</p>

**Meeting closed: 8.10pm**

**Signed:**.....

**Date:** .....