

PLANNING STATEMENT

HOUSEHOLDER PLANNING APPLICATION

41 WELLINGTON AVENUE, FLEET GU51 3BJ

1. Introduction

This statement supports a revised Householder Planning Application for the refurbishment and extension of 41 Wellington Avenue.

The application follows the withdrawal of a previous scheme and has been amended in response to officer feedback. The revised proposal removes all first-floor accommodation and retains the property as a single-storey bungalow.

The proposal now focuses solely on the improvement and extension of the existing ground floor to provide a modern, accessible and energy-efficient dwelling.

2. Site and Context

The application site comprises a detached bungalow located within the settlement boundary of Fleet. The property occupies a generous plot with surrounding residential development of varied form, including bungalows, chalet dwellings and two-storey houses.

The site benefits from mature boundary vegetation and is well screened within the street scene. Fleet Pond Nature Reserve lies to the east but is separated by established vegetation.

There are no heritage constraints affecting the site and no Tree Preservation Orders.

3. Planning Background and Design Evolution

A previous application proposed a chalet-style dwelling incorporating roof alterations and additional accommodation within the roof space.

Following discussions with the Local Planning Authority, it was identified that the proposal would conflict with Fleet Neighbourhood Plan Policy 11 due to the loss of bungalow accommodation.

The application was therefore withdrawn.

The current scheme has been fundamentally revised to:

- remove all first-floor accommodation;

- retain the building as a single-storey bungalow; and
- focus on high-quality ground floor extensions and internal reconfiguration.

This directly addresses the reason for the previous recommendation of refusal.

4. The Proposal

The proposed development comprises:

- single-storey extensions to the front, side and rear;
- a new entrance porch;
- external refurbishment including insulation and new finishes;
- installation of rooflights within the existing roof slope; and
- internal reconfiguration to provide an improved layout including an accessible bedroom suite.

The proposal does not increase the number of storeys and retains the established bungalow form.

5. Design and Appearance

The proposed extensions are modest in scale and sit comfortably within the generous plot.

The design adopts a simple and coherent form, with materials including light cladding, blue/black roof tiles and white uPVC windows, consistent with the character of surrounding properties.

The development will significantly enhance the appearance of the dwelling, replacing a dated structure with a well-proportioned and visually improved building.

The proposal accords with Hart Local Plan Policy NBE9 and Fleet Neighbourhood Plan Policies 10 and 10a.

6. Compliance with Policy 11 (Fleet Neighbourhood Plan)

Policy 11 seeks to retain bungalow accommodation within Fleet.

The revised proposal fully complies with this policy as:

- the dwelling remains single-storey in form;

- no first-floor accommodation is proposed; and
- the scheme retains the property's function as a bungalow suitable for accessible living.

In contrast to the previous scheme, there is no loss of bungalow stock.

7. Living Conditions

The extensions are well-contained within the site and do not result in any material harm to neighbouring amenity.

There is no overlooking, loss of light or overbearing impact arising from the development.

The proposal therefore accords with Policy GEN1 and Fleet Neighbourhood Plan Policy 10a.

8. Parking and Access

The site retains its existing access arrangements, with sufficient space to accommodate three vehicles within the frontage.

Cycle storage is provided within the existing garage.

The proposal complies with Hart Local Plan Policy INF3 and Fleet Neighbourhood Plan Policy 19.

9. Sustainability

The proposal includes significant upgrades to the building fabric, including improved insulation and modern materials, resulting in enhanced energy efficiency.

The re-use and improvement of the existing dwelling represents a sustainable form of development in accordance with Policy SD1 and the NPPF.

10. Conclusion

The revised proposal has been carefully amended in response to officer feedback and directly addresses the previous reason for refusal.

The development:

- retains the bungalow form in full compliance with Policy 11;

- provides a high-quality design appropriate to its setting;
- protects neighbour amenity; and
- delivers a sustainable improvement to the existing dwelling.

There are no adverse impacts that would justify refusal.

Planning permission is therefore respectfully sought.