



MINUTES OF DEVELOPMENT CONTROL COMMITTEE

DEVELOPMENT CONTROL COMMITTEE

Monday 25th June 2018 7pm –RVS, The Harlington

Present: Cllr Schofield
Cllr Holt
Cllr Robinson

Officers: Charlotte Benham – Projects and Committee Officer

	<p>Apologies</p> <p>Apologies received from Cllrs Wildsmith, Pierce, Hope and Jasper.</p>
	<p>Declarations of interest to any item on the agenda</p> <p>Leslie Holt - 18/00763/FUL Rushgrove And Little Mead</p>
	<p>Public Session</p> <p>None present</p>
	<p>Approval of the Minutes</p> <p>The minutes of the meeting held on the 11th June were accepted as a correct record of the meeting.</p>
	<p>Current Applications to be Considered:</p> <p>18/00763/FUL Rushgrove And Little Mead , Reading Road North Detached dwelling and accessway and replacement garage to existing property (amended plans) Comments required by 27th June</p> <p>OBJECTION the previous comments stand:</p> <ul style="list-style-type: none"> • GEN 4 - development does not " sustain or improve the urban design qualities derived from their layout and form, scale, character or appearance, special features, or the arrangement, scale and design of buildings and spaces " • CON13 - the proposed development does not preserve or enhance the character of the North Fleet Conservation Area • URB 18 – applications only to be approved where they “would not result in any demonstrable harm to the character and visual amenity of that area in accordance with proposal GEN 4.” The main plot is significantly smaller than

defined in URB18.

- The appeal was based upon a bungalow, which has now been extended to at least a chalet bungalow and potentially a house.
- Although the Inspector deemed the development did not significantly impact on the NFCA characteristics it creates an uncharacteristic development both in location and density and space. The scale of the plot is only achieved by incorporation of a long narrow drive.

18/00791/HOU

The Lake House , 1 Attenborough Close

Two storey side extension with integral garage and alterations to fenestration and front porch following demolition of existing detached garage

Amended plans:

1 Bulk of two storey reduced; Symmetry added; Subservient to main dwelling (stepped back and reduced height); Windows to match existing

Comments required by 26th June

OBJECTION

With removal of the large window and reconfiguration of the extension the design is now more in keeping however

- Garage is still too small to be classed as a garage under Hart's standards
- RE extension – symmetry issue raised by Design Panel hasn't been addressed
- Out of keeping – scale/mass, still creates a terracing effect.

18/01095/HOU

35 Basingbourne Road

Erection of a single storey rear extension.

Comments required by 5th July

NO OBJECTION

18/01133/HOU

Wishanger Reading Road North

Erection of a single storey front and rear extension, part single storey part two storey side extension and alterations to fenestration

Comments required by 10th July

OBJECTION

Previous comments stand – the only new drawing is a location/block plan and we can't see what the amendments are.

18/01170/HOU

The Coach House Stockton Avenue

New entrance egress from highway, driveway and double garage. Existing entrance loggia rebuilt to match existing, insulated and weatherproofed. New single storey rear extension to link main house to outbuilding.

Comments required by 3rd July

NO OBJECTION, but require the following issues to be addressed:

- Make clearer access is shared (The Beech) from plans – access needs to be retained
- Need mature planting on drive to screen and reduce impact of garage
- Garage be moved forward slightly to retain green boundary – hedge

- appears to be thinned between neighbouring property to rear of garage
- Highway's permission will be required for a new drop kerb and access

18/01219/HOU
Wild Cherries Albany Road
Single storey front extension
Comments required by 3rd July

NO OBJECTION

18/01257/HOU
52 Wood Lane
Proposed single storey side extension and first floor side terrace conversion together with internal alterations to form additional habitable accommodation to the current two storey, detached residential dwelling
Comments required by 6th July

NO OBJECTION

18/01180/HOU
Covert Cottage The Avenue
Erection of single storey rear extension, demolition of single storey side extension, creation of first floor, alterations to fenestration, and erection of a detached garage with gymnasium
Comments required by 12th July

OBJECTION

- Columns/ glass entrance - poor design, totally out of keeping especially in North Fleet Conservation area
- cannot be classed as an extension, it's basically a new dwelling.
- Another bungalow conversion, which goes against Policy 11 of Fleet's Draft Neighbourhood Plan which has been out to consultation and received strong support
- Breach of URB 16.1 – extension is not "sympathetic in scale and character to the existing dwelling and surrounding properties"

18/01230/HOU
4 Longdown
Erection of a two storey side extension, incorporating integral garage, following demolition of a detached garage.
Comments required by 16th July

OBJECTION

- Building right to plot boundary - Bin store at front of property will be needed which will further reduce parking
- Overdevelopment of site
- URB 16.1 extension is not "sympathetic in scale and character to the existing dwelling and surrounding properties"
- GEN 4 development does not "sustain or improve the urban design qualities from layout and form, scale, character or appearance, special features, or the arrangement, scale and design"
- GEN 1.1 not "in keeping with the local character by virtue of scale, design, massing, height, prominence, materials, layout, landscaping,

- siting and density”
- GEN 1.7 “arrangements on site for access, servicing or the parking of vehicles” is inadequate
 - Expansion from 3 to 4 beds and proposed new garage does not meet HDC standard. 3 cars cannot be accommodated on the front drive.

18/00831/HOU

38 Westover Road

Single storey rear extension.

Comments required by 2nd July

Amended plans:

Change to description and plans to show proposed development as single storey rear extension. Front extension now removed from description and plans.

Prev comments:

Fleet Town Council NO OBJECTION

NO OBJECTION

18/01310/HOU

6 Queen Mary Close

2 Storey side extension and 2 single storey rear extensions, following demolition of existing flat roof garage and utility room and rear conservatory.

Comments required by 16th July

OBJECTION

- Loss of light to neighbour to north of property (no7) – due to 2 storey extension right to boundary
- Possible breach in 45 degree rule
- Loss of amenity, extensive blank wall facing onto neighbour
- Garage not big enough to be classed as a double garage – a single one.
- This extension changes the whole geometry of the house and Breaches URB16 not sympathetic in scale and character to the existing dwelling

To Note:

Enforcement cases received:

Case No: 18/00135/COND3

Complainant: PUBLIC

Address: 1 Wickham Close Church Crookham Fleet Hampshire GU52 6NU

Complaint Alleged breach of condition 5 of planning application 17/01230/FUL.

Enforcement cases closed:

18/00090/UNTDY3

Address 7 Ridley Close Fleet Hampshire GU52 7RX

Complaint Property in a state of disrepair.

Conclusion Breach Ceased

	Noted: Hart Planning Meeting Dates 13 th June 2018
	Date of Next Meeting 9 th July 2018 – 7pm in the RVS, Harlington

The meeting closed at 7.50pm

Signed:.....

Date: