

MINUTES OF DEVELOPMENT CONTROL COMMITTEE

DEVELOPMENT CONTROL COMMITTEE

Meeting held on Monday 14th February 2022
at 7pm in The Function Room , The Harlington

Present:

Cllr Hope - chairman
Cllr Schofield
Cllr Leslie Holt

Officers: Charlotte Benham – Projects/Committee Officer

1	<p>Apologies</p> <p>Cllr Kuntikanamata, Cllr Robinson, Cllr Jasper</p>
2	<p>Declarations of interest to any item on the agenda</p> <p>None declared</p>
3.	<p>Public Session</p> <p>None</p>
4	<p>Approval of the Notes</p> <p>The minutes of the development and control advisory group meeting held on Monday 24th January were accepted as a correct record of the meeting.</p>
6	<p>21/03018/HOU Chenoua Calthorpe Road Fleet GU51 4LN <u>Demolition of single storey rear projection and erection of a single storey rear extension and a first floor side extension with replacement windows and doors and a new porch roof</u> Comments required by 8 February</p> <p>OBJECTION</p> <ul style="list-style-type: none"> There is no Design and Access Statement, just brief a abstract from the NFCA Character Appraisal and Management Plan which failed to reference the following paragraph from the Management Plan : Para 7.2, first bullet point – <i>“The need to prevent unsympathetic changes to the existing houses such as oversize extensions or changes to the elevations and details”</i> There is nothing fundamentally wrong with the proposed extensions in relation to blending well with the host structure, but the front elevation is being transformed from a traditional timber frame with brick infill to a new front comprising of white

painted render and timber boarding which totally transforms the style of the building to typical 21st century architectural detailing

- The Application Form states that the roof tiles will be retained as concrete to match existing

OBJECTION as change to the elevations and details contrary to the NFCA Management Plan paragraph 7.2

21/03246/FUL

Derriford House Pinewood Hill Fleet GU51 3AW

[Erection of single storey side and rear extensions, change of use of part of the garden of neighbouring Carisbrooke and alterations to fenestration](#)

Comments required by 9 February

NO OBJECTION

- Extension is to an existing care home
- Case is made that the site has an existing planning permission that has been partly initiated that covers a significant part of the current proposal. The applicant also owns the adjacent detached properties and uses them as staff accommodation
- Building is already a mismatch of extensions and additions and the proposed extensions while unattractive, are not highly visible
- Parking is a potential issue,

22/00093/FUL

35 Dinorben Close Fleet Hampshire GU52 7SL

[Retention of greenhouse in south corner of garden](#)

Comments required by 9 February

OBJECTION - support tree officers comments

- The Tree officer has objected on the grounds of the green house being within the tree canopy and the future desire to cut back the trees and the foundation treatment in the RPA
- The garden studio is even bigger and within the RPA – what foundations are being used?

21/03151/HOU

10 Westover Road Fleet GU51 3DG

[Erection of a single storey rear extension following demolition of existing conservatory and extension, extension of rear dormer window, blocking up of ground floor side door and window and creation of ground floor side door and window](#)

Comments required by 4 February

NO OBJECTION

- FTC has already commented No Objection to the earlier application subject to a minor issue with drawing detail and plans that have now been amended
- Flood Officer has raised an objection, but the actual area of new building is nominal as existing structures are being demolished to allow the proposed extension and all levels are being maintained

22/00128/HOU
24 Friesian Close Fleet GU51 2TP
[Raise roof height of existing garden log cabin by 70 cm](#)
Comments required by 14 February

NO OBJECTION

22/00152/HOU
7 Broom Acres, Fleet, Hampshire, GU52 7UU
[Replacement porch and conversion of garage into habitable accommodation to include the replacement of the garage door with a window](#)
Comments required by 14 February

HOLDING OBJECTION

No objection, in principle, with the proposed alterations to the house but the key impact is the loss of the garage and the parking of 3 vehicles on site. A dimensioned parking plan that meets HDC's standards (and not 3 in a row) should be submitted before approval is given.

21/03219/HOU
17 Linkway Fleet Hampshire GU52 7UN
[Erection of a single storey rear extension, single storey side infill extension and removal of steps, replace ground floor front window with door and window and creation of steps, replace ground floor side door with window and removal of steps and replace ground floor side window with french doors and creation of steps](#)
Comments required by 15 February

NO OBJECTON

but potential issue - neighbouring half of the semi-detached bungalow has a bedroom window to the rear and the proposed extension will project 4.5m out on the east side of the window resulting in a loss of light to neighbour.

22/00129/HOU
4 Pondtail Close Fleet GU51 3JR
[Erection of a single storey front extension, two storey side extension, single storey rear extension following demolition of existing garage, three rooflights to front and a dormer window to rear to facilitate the conversion of the loft to habitable accommodation and creation of patio](#)
Comments required by 15 February

OBJECTION

There is no major difference from the September 2021 application and all our previous comments stand:

- Overdevelopment of the plot.
- The overall size of the extension and the proposal to block pave the front drive means that the vast majority of the site is covered in impermeable surfaces – how is surface water run-off to be dealt with – does it create a local flooding issue?
- Front elevation is not too dominating but the rear major dormer overpowers the neighbouring properties – loss of light
- Wouldn't class as an extension as the majority of the downstairs existing building is demolished
- Converts a bungalow into a chalet bungalow against Fleet Neighbourhood Plan Policy

- 11 but it does retain ground floor bedrooms and a bathroom so is acceptable
- Block paving of drive also breaches Fleet Neighbourhood Plan Policy 15 – retain 50% front as soft landscaping
 - The rear extension takes significant amount of light from the adjoining neighbour and creates a small passage between properties – looks claustrophobic
 - Unbalances the street scene - one end of the semi hipped and the other end gabled
 - Bringing the store forward off the main property is generally out of character with the local area. Fleet Neighbourhood Plan Policy 10

22/00160/HOU

2 Longdown Fleet GU52 7UZ

[Demolition of garage and erection of a two storey front and side extension \(to include replacement garage\) and single storey rear extension](#)

Comments required by 18 February

- Obvious from drawings that a previous application was refused, but have reverted to a hip end which will let a little more light into the side access between the neighbouring property
- Although no application sets a precedent it would appear that several houses have been similarly modified
- The only slight issues is the proposed internal garage is not 6m deep in accordance with HDCs standards but this could be overcome by providing a separate bicycle store

NO OBJECTION subject to agreement to provide a separate bicycle store.

22/00162/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 21 February

NO OBJECTION

22/00161/HOU

21 Nursery Close Fleet GU51 3JE

[Alterations to roof on rear elevation and alterations to windows and doors](#)

Comments required by 22 February

NO OBJECTION with proposed extension, but does not fit with the application description which is alterations to roof when the main impact of the application is a rear extension

21/03227/HOU

21 Swaledale Gardens Fleet GU51 2TE

[Erection of a dormer window to rear, insertion of three rooflights to front and raising of the ridge height to facilitate the conversion of the loft to habitable accommodation](#)

Comments required by 24 February

OBJECTION

- Contrived parking plan - overlaps onto highway and is in effect 3 on a row to get car out of the garage and 3 in a row is not accepted under HDCs parking standards

	<ul style="list-style-type: none"> • Also only own 1 of the two joining garages – current parking plan is impractical for neighbours accessing garage. If neighbour parks in front of their garage they would block the proposed parking arrangement. • Extends the ridge line above the neighbour’s roof to achieve standing height • Includes a French window with Juliet balcony which will create a problem with overlooking of neighbouring gardens.
7	<p>Noted:</p> <p>Weekly List</p>
8	<p>Noted:</p> <p>Hart Planning Meeting Dates</p> <p>9th March 2022</p>
9	<p>Date of Next Advisory Group Meeting</p> <p>28th February 2022</p>

Meeting closed: 8pm

Signed:.....

Date: