



MINUTES OF DEVELOPMENT CONTROL COMMITTEE

DEVELOPMENT CONTROL COMMITTEE

Meeting held on Monday 9th May 2022
at 7pm in The Function Room , The Harlington

Present:

Cllr Hope
Cllr Robinson
Cllr Schofield
Cllr Jasper
Cllr Holt

Officers: Charlotte Benham

1	<p>Apologies</p> <p>Cllr Kuntikanamata</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 25th April were accepted as a correct record of the meeting.</p>
5	<p>22/00684/HOU 2A Kenilworth Road Fleet Hampshire GU51 3DA <u>Erection of part single storey part two storey side and rear extension following demolition of existing attached garage and conservatory, alterations to chimneys, boundary treatments, driveway and replacement of all windows</u> Comments required by 11 May</p> <ul style="list-style-type: none"> • Does not meet the criteria for a bungalow as it already has a staircase and two floors The existing ground floor bedroom has no facilities for washing • The front garden apart from the front boundary shrubbery is total covered in gravel • Proposed materials are render and vertical timber cladding which are a feature of the existing building • There is a varied mix of property styles and finishes with no prevailing local character

- 3 bedrooms does require three on site parking spaces and with the loss of the garage these will all have to be to the front of the property
- Fleet Town Council notes that there is a conflict with Fleet Neighbourhood Plan Policy 15 which supports development that does not result in loss or harm to the ecological or landscape value of a private garden and 50% of the front garden is retained as soft landscaping

This conflict would draw an objection OBJECTION to this individual proposal unless there was the imposition of a suitably worded condition which secures biodiversity mitigation measures (or wherever possible a net gain) and sustainable drainage systems (SuDs) within the remaining garden on the application site. A suitable condition should address the conflict and off-set any biodiversity, flood risk or climate change impacts.

22/00731/HOU

47 Fairmile Fleet Hampshire GU52 7UT

[Erection of a single storey rear extension, addition of new porch canopy and minor fenestration changes](#)

Comments required by 5 May

No issue with the porch but OBJECTION to rear extension:

- Poor design - made from aluminium sheeting. Totally out of character to the principal building.
- Extension projects 4m from rear of the property virtually due south of the neighbouring attached property therefore will take light off the back of the adjoining property for most of the morning – breach of 45° rule?

21/02933/HOU

35A Basingbourne Road, Fleet, GU52 6TG

[Erection of a single storey rear extension. \(Part of which is completed under permitted development rights\), raising main roof ridge to create habitable accommodation with dormers to front and roof windows to rear, alterations to front elevation and replacement of double garage with ancillary residential accommodation. \(Revised Plans Uploaded 21/04/2022\)](#)

Comments required by 5 May

FTC Commented on a previous submission on 11th January 2022 that there were significant discrepancies in the submitted drawings.

The submitted drawings are now consistent in terms of the plans and elevations, but do not match the description of the application as above.

If the following application description is followed:

Erection of a single storey rear extension to dwelling (part of which is completed under permitted development rights), together with alterations to the front elevation and replacement of double garage with ancillary residential accommodation. (Revised Plans Uploaded 21/04/2022)

Then the plans are in conformity with the description and appear acceptable.

To note that 3 letters of support all come from a family apparently living at the applicant address and 2 from addresses not nearby.

22/00860/PRIOR

12 Cedar Drive Fleet Hampshire GU51 3HD

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

Comments required by 12 May

- Poor drawings, no actual location plan, no scales or dimensions.
- It is only in the Hart notice to neighbours that the figure of 5.7m from the original building is given. This is an extension to an extension, so does the 5.7m mean a projection beyond the existing extension or the two extensions combined = 5.7 m?

OBJECTION - Inadequate information, need a dimensioned parking plan

22/00681/HOU

18 Connaught Road Fleet Hampshire GU51 3RA

[Erection of a two storey side and rear extension following demolition of existing single storey rear element, blocking up of windows to ground and first floor side and insertion of window and blocking up of two windows to ground floor other side, erection of front entrance porch and changes to garden levels at rear](#)

Comments required by 12 May

OBJECTION

- Significant rear two storey extension which will have some impact on amount of light to the side of the neighbours building
- Extensive use of large "crital" type panel windows. The one to the Master Bedroom will give significant overview of the neighbour's garden and therefore a loss of privacy
- Large expanse of glass to front elevation is not in keeping with the character of the area
- Increase in number of bedrooms - 4 parking spaces shown but three in a row does not comply with Hart's parking standards. Could require two cars to be reversed out of the property to release the front vehicle and no room on site to exit in a forward direction onto a busy and often congested road The proposed front elevation is totally out of keeping with the local character

22/00771/HOU

28 Dukes Mead Fleet Hampshire GU51 4HE

[Demolition of single storey side extension and erection of a single storey rear extension and two storey side extension](#)

Comments required by 12 May

No tree survey, but from supplied photos there are no trees of any real value within the grounds so NO OBJECTION

22/00744/HOU

The Garden House 4 Knoll Close Fleet Hampshire GU51 4PP

[Erection of a single storey rear extension to and conversion of garage to habitable accommodation, replacement of conservatory roof and hip to gable roof extension, erection of a dormer window to front and insertion of one rooflight to front and two rooflights to rear to facilitate the conversion of the loft to habitable accommodation](#)

Comments required by 16 May

No issue with modification to the house, but increase from 3 to 4 beds requires a minimum of 3 parking spaces and plan shows three in a row which is not accepted under Hart's standards. There is little option to increase on-site parking. The narrow cul -de -sac provides access to a number of large family properties and on road parking would be unacceptable.
OBJECTION on grounds of parking

22/00817/HOU

Shelley Keats Gardens Fleet Hampshire GU51 3YY

[Conversion of garage into habitable accommodation to include the replacement of the garage door with a window, alterations to windows and doors ground floor side and rear and replacement ground floor rear roof](#)

Comments required by 16 May

NO OBJECTION

22/00338/FUL

162 Fleet Road, Fleet, GU51 4BE

[Installation of new shop front and ventilation system](#)

[Amended Plans:](#)

[Noise report and updated elevations submitted](#)

Comments required by 10 May

Previous Fleet Town Council Comments

Comment Date:

Technical application related to quality and quantity of an air intake and extraction system. As stated by the Environmental Health Officer the application does not address the impact on neighbours, both from noise and smell.

If there is no harm to neighbours then NO OBJECTION, but we need evidence

Applicant has conducted a noise survey and estimated noise levels at nearest receivers and appears no nuisance is generated. The Environmental Health Officer is satisfied with the findings so NO OBJECTION

22/00798/HOU

Delilah Lodge 30 Wood Lane Fleet Hampshire GU51 3EA

[Removal of roof and creation of a first floor, replacement porch, demolition of conservatory and erection of a single storey rear extension and alterations to windows.](#)

Comments required by 17 May

OBJECTION.

- This is essentially the conversion of a bungalow, a dwelling with no stairs, being converted into a two storey house contrary to Fleet Neighbourhood Plan Policy 11 Safeguarding Building Stock for people of limited mobility.
- This development would result in the permanent loss of a home especially suited to occupation by older people and/or people of limited mobility

22/00815/HOU

16 Hollytrees Church Crookham Fleet Hampshire GU51 5N

Erection of single storey rear extension, first floor side extension over existing double garage, blocking up of one door to ground floor front and insertion of one window to first floor front

Comments required by 17 May

- Significant increase in bulk and mass by developing over double garage
 - Painting all wood cladding white will accentuate the mass
- NO OBJECTION in principle to works but OBJECTION to finishes, suggest rear elevation would be better finished in brick to match the rear of the existing property and reduce the dominance of the large extension

22/00753/HOU

4 Brook Close Fleet Hampshire GU51 3ND

Conversion of garage into habitable accommodation to include the replacement of the garage door with a window

Comments require by 18 May

- Conversion of a double garage into a gym but loss of two parking spaces to be accommodated on the front of the property and parking plan shows three parking spaces to be provided, but a dimensioned parking plan is required to evidence the ability to retain the vehicles on site.
- Fleet Town Council notes that there is a conflict with Fleet Neighbourhood Plan Policy 15 which supports development that does not result in loss or harm to the ecological or landscape value of a private garden and 50% of the front garden is retained as soft landscaping

This conflict would draw an objection OBJECTION to this individual proposal unless there was the imposition of a suitably worded condition which secures biodiversity mitigation measures (or wherever possible a net gain) and sustainable drainage systems (SuDs) within the remaining garden on the application site. A suitable condition should address the conflict and off-set any biodiversity, flood risk or climate change impacts.

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To Note:

Review of weekly lists

7	Noted: Hart Planning Meeting Dates 15 th June 2022
8	Date of Next Advisory Group Meeting 23 rd May 2022

Meeting closed: 8.20pm

Signed:.....

Date: