



NOTES OF DEVELOPMENT CONTROL COMMITTEE

The Development and Control Committee Meeting due to be held on Monday 12th September at 7pm in The Harlington was cancelled due to the period of national mourning for Her Majesty Queen Elizabeth II.

The compiled notes below were sent in by councillors prior to the cancellation of the meeting.

1	<p>Apologies</p> <p>N/A</p>
2	<p>Declarations of interest to any item on the agenda</p> <p>N/A</p>
3	<p>Public Session</p> <p>N/A</p>
4	<p>Approval of the Notes</p> <p>The minutes of the development and control meeting held on Monday 22nd August will be taken to the next meeting on the 26th September for approval.</p>
5	<p>22/01226/FUL Derriford House , Pinewood Hill, Fleet, Hampshire, GU51 3AW <u>Erection of a two and a half storey extension to provide 15 additional bedrooms and the erection of a single storey extension to provide communal lounge, office, kitchen facilities, three enlarged bedrooms and other ancillary facilities including change of use of part of the garden of the neighbouring properties of Tudorbury and Carisbrooke and the removal of a garden shed from Tudorbury</u> Amendments Plans: To red line boundary (not affecting ownership certificate) to include all parts of shed to be demolished at Tudorbury Comments required by 8 September</p> <p>No amended documents available</p> <p>22/01496/HOU 1 Carthona Drive Fleet Hampshire GU52 7SF <u>Erection of a porch, part single part two storey side extension following demolition of existing utility room and converted garage, single storey side infill extension, alterations to all doors and windows</u> Comments required by 8 September</p>

OBJECTION

- Goes from 4 to 5 bedrooms with an integral garage measuring 6 x 3 m. If the new Technical Advice Note for parking is followed, an integral single garage is no longer counted as an on-site parking (para 5.12).

Parking for 3 cars required with dimensioned spaces of 2.5 x 5 m.

A dimensioned parking plan allocating three parking spaces on site needs to be submitted.

- A 5 bedroom house will require 6 cycle spaces with one space close the front door and one space suitable for a “cargo” bicycle.
- Significant change in character from brick and hung slate to white render and black timber cladding slate.

The proposed style reflects the house immediately opposite in Carthona Drive which we objected to previously because of the change in local character as before this conversion there was a strong architectural style for the whole development on Carthona Drive.

Out of keeping.

- In accordance with para 5.23 an electric charging point is also required to meet Building Regulations Part 5.

22/01931/AMCON

2 Little Copse, Fleet, Hampshire, GU52 7UQ

[Variation of Condition 4 attached to Planning Permission 21/01140/HOU dated 07/10/2021 to allow replacement of the approved plans](#)

Comments required by 8 September

NO OBJECTION

22/01591/HOU

83 Avondale Road Fleet Hampshire GU51 3LQ

[Erection of a first floor front extension, single storey rear extension, conversion of garage into habitable accommodation and alterations to windows and doors](#)

Comments required by 13 September

OBJECTION

- Next door neighbour No.81 has extended to the rear so as long as the 5m extension does not protrude significantly beyond this it would be acceptable
- The parking plan to the “front yard” has been drawn up based upon Hart’s old recommendations and the new Technical Advice Note calls for 2.5 x 5.0 m parking spaces. This will occupy the whole of the front yard and breach Fleet Neighbourhood Plan Policy 15, Residential Gardens which requires 50% of the front garden to be retained as soft landscaping to minimise loss of carbon absorbing green landscaping and maintain biodiversity.
- 4 bed house requires 3 designated parking spaces and 5 cycle parking spaces one of which should be adjacent to the front door
- The finish to the new rear extension is not clear material wise

22/01855/HOU

10A Oakley Drive Fleet Hampshire GU51 3PP

[Demolition of existing garage and erection of a two storey front extension, two storey side extension, two storey rear extension and front porch. Conversion of loft into habitable accommodation and alterations to windows and doors](#)

Comments required by 15 September

OBJECTION

- Overall the proposed development is out of character with the neighbouring area
- New building is of significant mass and bulk and breaches Fleet Neighbourhood Plan Policy 10, General Design Management and in particular 10.1 in that the development **does not complement nor is well integrated with** neighbouring properties in the immediate locality in terms of scale massing and materials.
- Breaches HDC Policy NBE9 Design – does not promote reflect or incorporate the distinctive qualities of its surroundings in terms of scale, mass and choice of materials

22/01853/HOU

10B Oakley Drive Fleet Hampshire GU51 3PP

[Erection of a single storey side and rear extension and front porch](#)

Comments required by 15 September

NO OBJECTION

22/01880/HOU

Grasmere 35 Chestnut Grove Fleet Hampshire GU51 3LN

[Demolition of conservatory and erection of a single storey rear extension and front porch](#)

Comments required by 15 September

- This is a significant character building that once sat in much larger grounds but received planning permission for the new houses on Chestnut - one of the reasons for development was the cost of maintaining a substantial Edwardian House.
- The modifications are not totally in keeping with the style of the original house but there is no impact on neighbours.

NO OBJECTION

22/01267/HOU

Farthings Branksomewood Road Fleet Hampshire GU51 4JS

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

Comments required by 21 September

- The property falls within the North Fleet Conservation Area but there are no works to the front boundary and no trees are to be removed.
- Last drawing of the Tree Survey Report clearly indicates the location of the extension. It is close to the trees on the property boundary and so tree and root zone protection works are required.

NO OBJECTION as long as works are performed in accordance with the Tree Report and tree roots are protected

22/01913/FUL
W C Baker And Son 234 Fleet Road Fleet Hampshire GU51 4BY
[Demolition of the existing storage and workshop outbuildings and erection of a replacement storage outbuilding](#)
Comments required by 23 September

NO OBJECTION

22/01893/HOU
104B Kings Road Fleet Hampshire GU51 3DU
[Demolition of rear bay window and erection of a two storey rear extension, raise eaves to existing front gable with glazed roof lights to existing front elevation. Changes to existing side fenestrations including additional window openings, extension to detached garage and erection of front porch](#)
Comments required by 26 September

- Change from 3 to 4 beds. Under new Technical Advice Note for parking, 4 beds requires 3 allocate parking spaces. Additionally requires 5 cycle parking spaces one of which should be adjacent to the front door.
- A single garage does not count as a parking space and double garage at 6x7m counts as one space. Proposed garage is approx. 5.8m square, so does not count as parking space. Parking plan needs redoing to meet new advice notes standards.
- Three upstairs bedrooms each have a Juliet Balcony, but overlooking does not look to be a major issue.

NO OBJECTION subject to a new parking/cycle plan that meets new standards

22/01967/HOU
49 The Lea Fleet Hampshire GU51 5AX
[Erection of a single storey rear extension following demolition of existing garage and conservatory, replacement carport extended to front elevation and at a raised level, blocking up door to ground floor side, alterations to window to first floor rear](#)
Comments required by 26 September

OBJECTION

- Difficult to identify what changes have been made from the previous submission.
- The new rear extension has a roof line (9m long) level with the upstairs windows that will stretch across the full width of the neighbours garden
- The height and extent of the rear extension will cast a significant shadow onto the full width of the neighbours garden significantly affecting the amenity of the use of their open space.
- There is a proposed balcony to the upper bedroom which will overlook the immediate neighbours garden – loss of privacy.
- There is no change in the number bedrooms, but paragraph 5.16 of the new Technical Advice Note suggests that parking in tandem only counts as 2 spaces.

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To Note:

Weekly lists will be noted at the next meeting on the 26th September.

7	To Note: Hart Planning Meeting Dates 21 st September 2022
8	Date of Next Meeting 26 th September 2022

Signed:.....

Date: