



## MINUTES OF DEVELOPMENT CONTROL COMMITTEE

### DEVELOPMENT CONTROL COMMITTEE

Meeting held on Tuesday 19<sup>th</sup> December 2023  
at 7pm in The Upstairs Meeting Room, The Harlington

**Present:**

Cllr Schofield - Chair  
Cllr Holt  
Cllr Hope  
Cllr Robinson

**Officers:** Charlotte Benham

1	<b>Apologies</b>  Apologies received from Cllr May.
2	<b>Declarations of interest to any item on the agenda</b>  None Declared
3	<b>Public Session</b>  None present.
4	<b>Approval of the Notes</b>  The minutes of the development and control advisory group meeting held on Monday 27 <sup>TH</sup> November were accepted as a correct record of the meeting.
5	<b>Applications to consider:</b>  23/02550/HOU   10 Magnolia Way Fleet Hampshire GU52 7JZ <a href="#">Erection of a two storey front infill extension and front porch. Alterations to existing roof and fenestration.</a> Comments required by 14 December <ul style="list-style-type: none"><li>• No objection in regard to the proposed amendments to the house but the front extension limits the distance to the front boundary to 4.645m which is less than a standard parking space under Hart's TAN published August 2022. Neither is the space wide enough to get two vehicles side by side so parking is inadequate.</li><li>• A 3 bed house requires 3 parking spaces – a dimensioned parking plan needs to be submitted.</li></ul>

- Likely any parking arrangement will lead to a breach of Fleet Neighbourhood Plan Policy 15, front gardens, resulting in a loss of biodiversity and a reduction in carbon absorption due to the loss of vegetation.
- Potential to become a 4 bedroom house which will further exacerbate the parking problem

OBJECTION until plans are submitted that show adequate parking provision.

23/02434/HOU

23 Regent Close Fleet Hampshire GU51 3NS

[Demolition of existing store and erection of a single storey side/rear extension with new roof over new and existing structures.](#)

Comments required by 14 December

- Property located in the Basingstoke Canal Conservation area and backs onto the canal tow path. The properties in the immediate vicinity are of no particular architectural value.

NO OBJECTION but the work to the property should take into account being located in a Flood Zone (Zone 3)

23/02582/HOU

13 Oakley Drive Fleet Hampshire GU51 3PP

[Erection of a single storey side and rear extension following demolition of existing detached garage, conversion of loft to habitable accommodation to include the erection of dormer windows to the front and rear and erection of a detached garage](#)

Comments required by 20 December

- This is the conversion of a 2 bedroom bungalow (a house that has only one level) into a 5 bedroom house. Once developed it is no longer a bungalow but, a five bedroomed house and would be appropriately marketed. Breaches Fleet Neighbourhood Plan Policy 11.3 - it will no longer be suited for occupation by older people and/or people of limited mobility, it will be suitable as a substantial family home.
- A 5 bedroom house requires 4 parking spaces. 3 vehicles are shown to the front of the property which would require extensive hard standing in breach of Fleet Neighbourhood Plan Policy 15, Residential gardens, as less than 50% of the front garden will be retained to soft landscaping.
- Parking 3 in a row also not accepted under Hart's parking standards.
- Additionally a large double garage is proposed towards the rear of the property which means extensive hard standing for access to the garage - a significant area of land will be converted to hard standing which will have a negative impact on biodiversity and reduction in carbon absorption due to loss of green areas. The increased area of hardstanding requires compensation through the use of SUDs, no details of which are given in the application.
- Oakley drive was initially a development of bungalows that has progressively been lost through earlier development potentially prior to the introduction of the Neighbourhood Plan.

OBJECTION due to loss of a bungalow and loss of front garden to hardstanding in breach of the Fleet Neighbourhood Plan.

23/02599/HOU

Siska Reading Road North Fleet Hampshire GU51 4AH

[Demolition and rebuilding of existing single storey side extension.](#)

Comments required by 25 December

This is a modification to a recently approved Application 23/01275/HOU. NO OBJECTION

23/02543/HOU

22 Wellington Avenue Fleet Hampshire GU51 3BF

[Erection of a single storey rear extension following demolition of existing conservatory, replacement of french doors to ground floor rear with bi-fold doors and insertion of two windows to ground floor side](#)

Comments required by 25 December

- Infilling existing extension so no increase in footprint.
- Addition of effectively 3 windows looking directly onto the SW boundary so need to ensure boundary treatment screens any risk of overlooking of neighbouring property.

NO OBJECTION subject to condition that screening is put in place to protect neighbours' privacy.

23/02616/HOU

37 Albert Street Fleet Hampshire GU51 3RL

[Demolition of existing conservatory and erection of a two storey rear extension.](#)

Comments required by 25 December

All development is to the rear and finishes have been maintained to match the existing property. Only issue is the development is on Albert Street and increases from 3 to 4 bedrooms but parking is limited. However there is on street permit parking – question is, are permits still available and will any spaces be free?

No Objection in principle but a HOLDING OBJECTION until parking issues are resolved.

23/02472/HOU

Eastwood House , Queen Mary Close, Fleet, Hampshire, GU51 4QR

[Erection of a two storey side extension and conversion of loft into habitable accommodation to include rear dormer with a Juliet balcony](#)

Comments required by 19 December

OBJECTION

The removal of the French Door and Juliet balcony to the loft conversion and the distance from the property to the neighbours means overlooking is likely no longer a significant issue, however previous comments relating to the style of extension within the NFCA and it being out of keeping still stand:

- This was an infill property in an infill area that totally changed the character of NFCA in the immediate area. The house itself has no real architectural merit. The whole plot is virtually down to gravel.

	<ul style="list-style-type: none"> <li>• There is limited tree cover which is uncharacteristic of the NFCA.</li> <li>• The proposed ground floor extension has no architectural connection with the host building as it has a totally different in design, character and materials.</li> <li>• It neither preserves or enhances the appearance or character of the NFCA.</li> </ul> <p><b>OBJECTION</b></p> <p>23/02226/HOU  14 Chinnock Close Fleet Hampshire GU52 7SN  <a href="#"><u>Erection of a single storey front extension following removal of existing open porch, single storey rear, part two storey part first floor side and alterations to windows and doors. Material alterations to the front elevation from existing.</u></a>  Comments required by 26 December</p> <ul style="list-style-type: none"> <li>• Significant extension over the double garage will change the character of a small estate of near identical properties.</li> <li>• Reduces views through to the belt of trees behind the properties.</li> <li>• Note attempts have been made to make the front elevation in keeping with the host building.</li> <li>• Increase to 5 bedrooms.</li> <li>• Master bedroom has extensive glazing with a Juliet Balcony which would not appear to create significant overlooking of neighbours' rear gardens and loss of privacy. The property backs onto a belt of trees and boundaries to neighbours are screened.</li> <li>• Parking plan effectively shows 3 in a row which breaches Hart's TAN plus for parking (TAN 5.16) Parking in front of garage doors required 6m overall space (TAN 5.11) in this case the extra length would result in cars not fitting onto the front of the plot as the plans demonstrate, so parking is inadequate.</li> <li>• Extending hard standing to the front of the property would result in the loss of green space – a negative impact on bio-diversity and potential breach of FNP Policy 15 Front Gardens.</li> </ul> <p><b>OBJECTION</b></p>
6	<p><b>Noted:</b></p> <p>The weekly lists</p>
7	<p><b>Noted:</b></p> <p><b>Hart Planning Meeting Dates</b></p> <p>10<sup>th</sup> January 2024</p>
8	<p><b>Date of Next Meeting</b></p> <p>8<sup>th</sup> January 2024</p>

**Meeting closed: 7.45pm**

**Signed:**.....

**Date:** .....