



Members: Cllrs May, Holt, Hope, Robinson, Schofield

Notice is hereby given that there will be a meeting of

THE DEVELOPMENT CONTROL COMMITTEE

On

**Monday 13th November 2023
Function Room in The Harlington**

All members are summoned to attend

It is helpful if any members of the public wishing to attend contact charlotte.benham@fleet-tc.gov.uk by midday on 13th November

Signed: R Halliday

Executive Officer:

Date: 3/11/23

AGENDA

1	Apologies Schedule 12 of the LGA 1972 requires a record to be kept of members present, and that this record forms part of the minutes of the meeting. A resolution must be passed on whether the reason(s) for a member's absence are acceptable.
2	Declarations of interest to any item on the agenda Under the Local Authorities, The Localism Act 2011, (members must declare any interests and the nature of that interest, which they may have in any of the items under consideration at this meeting. Members are reminded that they must disclose both the existence and the nature of a personal interest that they have in any matter to be considered at this meeting. A personal interest will be considered a prejudicial interest if this is one in which a member of the public with knowledge of the relevant facts would reasonably regard as so significant that it is likely to prejudice the members' judgement of the public interest.
3	Public Session An opportunity will be given for members of the public to speak about a planning application for up to 3 minutes or at the discretion of the Chairman.

4	<p>Approval of the Notes</p> <p>The minutes of the development and control committee meetings held on Tuesday 29th August, Monday 9th October and Monday 23rd October were accepted as a correct records of the meetings.</p>
	<p>Notes of Last Meeting (23rd October) to be ratified:</p> <p>Due to meeting due to be held on the 23rd October being inquorate, comments were collected by email and collated as below to be ratified at this meeting:</p> <p>23/02052/HOU 13 Fairmile, Fleet, GU52 7UT Erection of a two storey rear extension and conversion of loft into habitable accommodation with rear dormer. Comments required by 27th October</p> <p>OBJECTION</p> <ul style="list-style-type: none"> • We have already commented on the application for No.11 which is the adjoining semi-detached property. • The proposed rear elevations are out of proportion and result presents as a 3 storey development which is not typical of the area. • There is concern that the neighbours abutting the rear garden will lose privacy due to overlooking from the proposed loft bedrooms. • 4 bedroom properties require 3 allocated parking spaces and half an unallocated space. The parking plan shows two front gardens converted to parking spaces which breaches Fleet Neighbourhood Plan Policy 15 – would cause harm to the ecological and landscape value of the front gardens and less than 50% of the front garden would be retained as soft landscaping which negatively impacts biodiversity and carbon sequestration. • Two adjoining properties with open parking to the front is uncharacteristic of the area. • Should Hart opt to approve the application then an additional Condition should be added to those required by the Flood Officer, that: Appropriate SuDS features and measures are incorporated within the development to minimise surface water discharges. <p>23/02121/HOU 27 Crookham Road, Fleet GU51 5DP Demolition of existing garage and erection of a detached double garage Comments required by 27th October</p> <ul style="list-style-type: none"> • No. 21 and 23 Crookham Road access their properties through No.27's property – need the extent of shared ownership/access defining. • Question where the access for No.25 is? • The garage is split - question what the use of the rear area of the garage is? • The designated area of the garage does not meet Hart's TAN, so all parking is therefore to the front of the garage. Looks to be adequate space, but question what shared access area has to be provided? <p>NO OBJECTION in principle but parking and access needs clarification.</p>

23/02199/HOU

42 Willowbourne, Fleet, GU51 5AB

[Erection of a single storey rear extension and insertion of ground floor window on side elevation.](#)

Comments required by 2 November

- These are 4 bedroom houses with two parking spaces to the front of the property. Internal garage is too small as a garage and is not classed as parking under Hart's TAN.
- Proposed extension is 2.750m deep, question if there is an infringement of the 45⁰ rule?
- There are currently no windows in the side elevation. Addition of a side window to a study should not present a problem if the window is lower than the boundary fence.

Extension all to the rear so NO OBJECTION subject to 45⁰ rule not being infringed

23/02068/HOU

12 Durnsford Avenue, Fleet GU52 7TB

[Demolition of garage and erection of a two storey side extension, front porch and single storey rear extension.](#)

Comments required by 2 November

- Front extension limits front parking to 4.8 x 2.4m parking spaces. Hart's TAN now recommends 5.0 x 2.5m parking spaces to accommodate new larger vehicles. Without touching the new front extension, vehicles could extend beyond the plot boundary.
- The 3 metre rear extension will likely infringe the 45⁰ rule and take light off the rear of the adjoining building.
- Using 100% of the front garden for parking breaches Fleet Neighbourhood Plan Policy 15, front gardens.

NO OBJECTION in principle as long as the rear extension does not breach the 45⁰ rule but parking is an issue.

23/02187/HOU

56 Springwoods, Fleet, GU52 7SX

[Demolition of conservatory and erection of a single storey rear extension, replacement front door with oak canopy above and existing windows and doors painted to match, new sliding doors and first floor dormer extension. Conversion of garage into gym/office](#)

Comments required by 2 November

- This proposal extends the rear dormer well beyond the rear elevation of the adjoining property's rear dormer and will infringe the 45⁰ rule for the upstairs bedroom.
- The proposed ground floor rear extension appears more "solid" than the existing glass conservatory and will impact the adjoining neighbour.
- Double doors to master bedroom with glass balustrade (Juliet Balcony) will allow additional overlooking of the neighbouring property and therefore a loss of privacy.

- Extensive use of timber cladding to the extended upper floor is out of character with local architecture and also breaches Fleet Neighbourhood Plan Policy 10 and HDC Policy GEN1.
- Plans potentially result in 4 bedrooms so an additional parking requirement. There appears to be adequate space for parking but it is essential vehicles exit the site in a forward direction because of close proximity to school entrance.

OBJECTION

23/02226/HOU

14 Chinnock Close, Fleet GU52 7SN

[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](#)

Comments required by 2 November

- Significant extension over the double garage - will change the character of a small estate of near identical properties. Reduces views through to the belt of trees behind the properties.
- Note attempts have been made to make the front elevation in keeping with the host building.
- Increase to 5 bedrooms. Master bedroom has extensive glazing with a Juliet Balcony – would result in overlooking of neighbour's rear garden and loss of privacy.
- There appears to be adequate space for parking of 4 vehicles on the area of paved front garden.

OBJECTION

23/02289/FUL

W C Baker And Son, 234 Fleet Hampshire, GU51

[Replacement shopfront](#)

Comments required by 10 November

- Original shop frontage was removed and replaced without planning permission –
- Retrospective permission is being sought - proposal is to reinstate the shop front to the same original geometric shape but in powder coated aluminium.
- This was an historic shop frontage that was over 100 years old and held a prestigious position in the street scene. The original frontage was painted timber which contributed to the character of the area and although it is necessary to progress, it is important to also retain some of the limited history of Fleet. Reinstatement to reflect as near as possible the original front is important.

OBJECTION unless the frontage is restored to the original design and colour albeit in a different material.

Applications to consider:

23/01412/HOU

17 Hereford Mead, Fleet, GU51 2TN

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

Comments required by 6 November

23/02272/HOU

17 Oakley Drive, Fleet, Hampshire, GU51 3PP

[Demolition of conservatory and erection of a single storey rear, side and front extension and change roof line from hip to gable end](#)

Comments required by 7 November

23/02303/HOU + 23/02302/HOU

18 Connaught Road, Fleet 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 9 November

23/02299/HOU

42 Leawood Road, Fleet GU51 5AN

[Erection of a first floor side extension and new pitched roof over entrance porch and garage](#)

Comments required by 9 November

23/02289/FUL

W C Baker And Son, 234 Fleet Hampshire, GU51

[Replacement shopfront](#)

Comments required by 10 November

23/02298/ADV

130 - 132 Fleet Road, Fleet GU51 4BE

[Display of 1 x internally illuminated Fascia Sign and 1 x internally illuminated Projecting Sign](#)

Comments required by 10 November

23/02259/FUL

130 - 132 Fleet Road, Fleet GU51 4BE

[External alterations to shopfront](#)

Comments required by 10 November

23/02297/HOU

6 Wood Lane, Fleet, Hampshire GU51 3DX

[Erection of a first floor extension and formation of gable end wall and roof](#)

Comments required by 10 November

23/02013/HOU

24 Osborne Drive, Fleet, Hampshire, GU52 7LL

[Erection of single storey front, rear and side extensions and alterations to the roof to accommodate first floor bedrooms and bathrooms and related internal alterations](#)[Amended Plans:](#)[part of the front elevation now in brickwork](#)

Comments required by 7 November

	<p>23/02334/HOU 11 Chestnut Grove, Fleet GU51 3LN Demolition of conservatory and erection of a single storey side extension, rear conservatory and replacement garage Comments required by 15 November</p> <p>23/02045/HOU 13 Glen Road, Fleet, Hampshire GU51 3QS Installation of 11 Solar Panels to the front roof slope Comments required by 15 November</p> <p>23/02133/HOU 42 Wickham Road, Church Crookham, Fleet Hampshire, GU52 6NX Erection of a single storey rear extension, alterations to window to ground floor rear, creation of hardstanding to front and rear and alterations to ground levels to front and rear Comments required by 15 November</p> <p>23/02356/HOU Arden ,Pheasant Copse Hampshire, GU51 4LP Demolition of existing conservatory and erection of a single storey rear extension Comments required by 15 November</p> <p>23/02397/HOU 11 Peatmoor Close, Fleet GU51 4LE Erection of a single storey rear extension, single storey side extension (to include replacement garage) and change of roof from flat to pitched and conversion of integral garage to habitable accommodation Comments required by 21 November</p>
6	<p>To Note:</p> <p>Review of weekly lists</p>
7	<p>To Note:</p> <p>Enforcement cases received</p> <p>Enforcement cases closed</p>
8	<p>To Note:</p> <p>Hart Planning Meeting Dates</p> <p>8th November</p>
9	<p>Date of Next Meeting</p> <p>27th November</p>