



## MINUTES OF DEVELOPMENT CONTROL COMMITTEE

### DEVELOPMENT CONTROL COMMITTEE

Meeting held on 10<sup>th</sup> March 2025  
at 7pm in the Function Room, The Harlington

**Present:**

Cllr Holt  
Cllr Chenery  
Cllr Schofield

**Officers:** Charlotte Benham

1	<b>Apologies</b>  Apologies received from Cllr Robinson and Cllr Hope
2	<b>Declarations of interest to any item on the agenda</b>  Cllr Schofield - 25/00179/HOU
3	<b>Public Session</b>  None present
4	<b>Approval of the Minutes</b>  The minutes of the development and control advisory group meeting held on Monday 24 <sup>th</sup> February were accepted as a correct record of the meeting.
5	25/00030/HOU 35 The Lea, Fleet, Hampshire, GU51 5AX <a href="#"><u>Erection of a two storey rear extension and single storey side extension and detached double garage following demolition of existing structures</u></a> Comments required by 11 March <ul style="list-style-type: none"><li>• The upstairs rear extension extends 2.0m beyond the rear elevation of the neighbouring building and is shown to fall outside 45° from the centre of the neighbour's window, but the downstairs extension extends 3.0m beyond the face of the neighbouring property which will infringe the 45° rule and take light off the back of the adjacent property.</li><li>• The plan shows improvements to the garage at the rear of the property which abuts Fleet Town Council land and there is no formal access over the Council land. If the new garage is extended for other uses than parking then there is not an issue but if</li></ul>

vehicular access is proposed this is not acceptable. Land planned for cemetery extensions which is much needed and running low on burial plots.

- There is no increase in the number of bedrooms and there is no recent use of the garage so parking is assumed to the front of the property – the plan indicates hard standing for 3 vehicles.

NO OBJECTION to property changes but OBJECTION to garage as no vehicle access

25/00179/HOU

Bassett ,Springfield Lane,Fleet, Hampshire, GU51 4AH

[Erection of a single storey rear extension, porch extension, first floor side extension, dormer extension and removal of existing out building and chimneys](#)

Comments required by 12 March

- Property located in NFCA Character Area 2
- Para 9.2 of the Management Proposals – Recommendations: that the District Council encourage property owners to retain architectural features of their buildings and will refuse planning applications that are considered to be either too large or badly designed.
- The development proposal blends well with the host building. The only potential issue is that hung tiles are to be removed and replaced with horizontal boarding, which is primarily to the new dormer end.
- There is reported presence of bats and an EA licence will be required before work can start.
- The current garage will only be classed as a single parking space but adequate parking exists on site.
- No tree or bushes will be removed as a consequence of development.

NO OBJECTION in principle but suggest that hung tiles would be more in keeping than boarding – if tiles are to be removed by hand due to bats could they be reused or replaced?

25/00309/HOU

6A Castle Street,Fleet, GU52 7ST

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

Comments required by 17 March

NO OBJECTION

25/00276/HOU

23 Dukes Mead,Fleet,Hampshire, GU51 4HA

[Installation of air source heat pump](#)

Comments required by 17 March

- The Environmental Health Officer's report states: *"For the air source heat pump, the predicted noise level will be above the permitted development noise level at the nearest receptor, and the absolute level of sound is predicted to be low."*
- Concerned the attached manual noise calculation determines that the noise level fails permitted development levels but the Officer has no objection

OBJECTION – EH Officer should look at again

25/00239/HOU

132 Kings Road, Fleet, Hampshire GU51 3DU

Erection of a single storey rear extension following demolition of existing lean to, shower room, wc and garage, conversion of loft to habitable accommodation to include alterations to the height and pitch of the roof and insertion of roof lights to both sides, blocking up of one window and insertion of one window to ground floor side and insertion of a door and window to ground floor other side

Comments required by 20 March

Below are abstracts from 24/02284/LDC

*b) Would any part of the proposed dormer extension exceed the highest part of the existing roof? No*

*c) Would any part of the dwellinghouse, as a result of the works, extend beyond the plane of any existing roof slope which forms the principal elevation of the dwellinghouse and front a highway? No. d) Would the cubic content of the roof space be increased by more than 50 cubic metres as a result of the development? No.*

*Volume Increase: • Volume added by proposed rear dormer: Approx 4.81 m<sup>3</sup> (the limit is 50m<sup>3</sup> for a semi-detached and detached property)*

*Are there any windows proposed in the wall or roof slope forming a side elevation, if so would the opening windows measure above 1.70 metres above the floor level and be obscure glazed? No*

- The current proposal is stated to be permitted development because of the LDC secured under the earlier application, BUT the design has changed.
- No first floor plan was submitted but stated to be only 4.81m<sup>3</sup> without a change in the ridge height and accessed by a spiral staircase, not available for living accommodation. The new plan lifts the ridge height 1.45m
- This proposal is now not permitted development, the roof is being raised and the roof space is being significantly increased beyond the declared 4.81 m<sup>3</sup>.
- The roof angle is being changed from the original and 6 roof lights \*windows” are being added to the side elevations.
- Although two bedrooms are being retained at the ground level, two large bedrooms are being added at the first floor accessed by a standard staircase.
- The existing property has no staircase so is defined as a bungalow – the proposed development breaches Fleet Neighbourhood Plan Policy 11.
- The proposed development does not meet the criteria approved for the issue of the LDC.
- The design package indicates a significant two fan Air Source Heat Pump with no specification details provided and no evidence of the impact of the noise on adjacent neighbours. Need a noise assessment done.
- As a guide Hart’s SPD required three bedrooms to provide 3 on-site parking spaces, which can be accommodated, but would breach FNP Policy 15 because of the loss of soft landscaping.
- It is not apparent that adequate cycle storage is provided

	<ul style="list-style-type: none"> <li>App 24/02284/LDC permitted development dormer was not for accommodation - permitted development authorisation does not mean this application should be approved</li> </ul> <p>OBJECTION</p>
6	<p><b>Noted:</b></p> <p><b>Hart Planning Meeting Dates</b></p> <p>19th March</p>
7	<p><b>Date of Next Development Control Committee Meeting</b></p> <p>24<sup>th</sup> March</p>

**Meeting closed: 8.05pm**

**Signed:**.....

**Date:** .....