



MINUTES OF DEVELOPMENT CONTROL COMMITTEE

DEVELOPMENT CONTROL COMMITTEE

Meeting held on 14th October 2024
at 7pm in The Function Room, The Harlington

Present:

Cllr Holt
Cllr Robinson
Cllr Schofield
Cllr Hope

Officers: Charlotte Benham

1	Apologies Cllrs Chenery
2	Declarations of interest to any item on the agenda None declared
3	Public Session None present
4	Approval of the Minutes The minutes of the Planning Development Control Committee meeting held on Monday 23 rd September were accepted as a correct record of the meeting.
5	24/01783/HOU 10 Hanover Drive, Fleet, Hampshire, GU51 2TA Erection of a single storey rear extension with roof lantern, first floor roof lights and alterations to the ground floor bay window Comments required by 8 October The master bedroom has a large south facing window and a west facing high level window so the need for three additional roof lights is unclear, but it has no impact therefore NO OBJECTION 24/01852/HOU 6 Woodlark Mews, Fleet, Hampshire, GU51 3HG Conversion of loft into habitable accommodation with 2 nos. velux windows on the rear roof slope

Comments required by 8 October

- The general plan shows a front dormer but the detailed plans propose two roof lights to the rear elevation.
- The property will become a four-bedroom house requiring 3 parking spaces. The parking plan shows two spaces to the front of the property and a third allocated space in an adjacent area. There is limited other parking provision in the area.
- The immediate neighbour only has one space to the front of the property – where is their additional parking provision? Assume on the road so again parking in the surrounding area will be limited.

NO OBJECTION in principle to the proposed development but question the parking provision

24/01349/AMCON

13 Oakley Drive, Fleet, Hampshire, GU51 3PP

[Variation of Condition 2 \(approved plans\) attached to Planning Permission 23/02582/HOU dated 19/02/2024 to allow alterations to the garage design to have a truncated roof to bring the roof height down to 5.1m max.](#)

[Amended Plans:](#)

[Change to proposed roof design to keep it as built](#)

Comments required by 7 October

- There have been numerous neighbours' objections, and the photographs in those objections demonstrate the mass of the roof as built.
- We previously accepted a proposal to truncate the roof – lower it to the original approved height and have a small flat section at the top.

OBJECTION to keeping the roof as built and subject to the property not being used as living accommodation.

24/01440/AMCON

24 Alton Road, Fleet, Hampshire, GU51 3HN

[Variation of Condition 3 \(materials\) attached to Planning Permission 22/00464/HOU dated 26/05/2022. Brickwork changed to render. Side wall to be rendered not brickwork. Roof to have ridge tiles not flashings. Addition of solar panels and heat pump and condenser to rear wall. Velux positions adjusted 1 moved front roof and 3 to kitchen roof](#)

[Amended Plans:](#)

[Corrected plans submitted](#)

Comments required by 4 October

- This is proposal to change the finishes of the property from brickwork to render (which is not in conformity with previously approved plans), and to secure what has been built including the addition of an air conditioning unit and an air source heat pump fixed at the first floor level at the extremities of the building.
 - Pumps and aircon would have less impact on ground floor.
- The final finishes need to try and maintain some local character.
- Our previous comments apart from questioning the number of mechanical units stand.

OBJECTION

Previous comments: Changing the approved brickwork to the side extension to a rendered finish makes this property even more out of keeping with the local palette. Having an air source heat pump mounted high up on a wall is an exceptional location and no evidence is presented on the potential impact of noise on neighbouring properties. The same concern exists with the air conditioner unit mounted at bedroom height at the boundary of the property. OBJECTION a noise impact assessment is required and finishes need to be more in keeping as per originally approved plans

24/01861/HOU

80 Basingbourne Road, Fleet, Hampshire, GU52 6TQ

[Erection of single storey rear extension](#)

Comments required by 10 October

- There are no issues with the proposed development.
- Hampshire Countryside Services were consulted because the plot abuts a Public Right of Way and a public car park.
- There is no access from the front of the property as the property is the full width of the plot. Any temporary access to the rear of the property must ensure that the Public Path is maintained at all times. This can be dealt with as a Condition to the Approval.

NO OBJECTION subject to maintaining the public pathway at all times as above

24/01972/HOU

6 Peatmoor Close, Fleet, Hampshire, GU51 4LE

[Erection of an open front porch, part garage conversion, part two storey and first floor side extensions, single storey rear extension, replace flat roof over garage with pitched roof](#)

Comments required by 23 October

- No issues with the proposed alterations to the building.
- Increase from 4 to 5 bedrooms – garage cannot be classed as a parking space so requires 4 parking spaces to be provided on site. Looks to be adequate space.
- This development is a later addition to the NFCA and lacks some of the basic character of the conservation area, so proposed changes have no detrimental impact on local character.

NO OBJECTION subject to confirmation of an adequate parking plan

24/01976/HOU

47 Springwoods, Fleet, Hampshire, GU52 7SX

[Erection of a single storey side and rear extension following demolition of existing single storey rear elements and garage](#)

Comments required by 25 October

The retained bedrooms are labelled Bed 2 and 3. The living room is capable of being converted into a bedroom with access to the retained bathroom, therefore can be classed as a three bedroomed property in accordance with

Harts SPD. Three bedrooms require 3 allocated parking spaces – only 2 shown. It looks possible to accommodate 3 spaces but would result in a loss of some of the front garden, which would potentially breach Fleet Neighbourhood Plan Policy 15, Residential Front Gardens.

NO OBJECTION in principle subject to confirmation of adequate parking. Also to note parking to front of property will breach Neighbourhood Plan Policy 15

24/02002/HOU

56 Springwoods, Fleet, Hampshire, GU52 7SX

[Erection of a single storey rear extension, replacement conservatory roof following partial demolition of an existing conservatory, side extension, roof lights, replacement front door, porch, existing windows and doors painted to match, window alterations to dwelling, new sliding doors and conversion of garage into gym/office, garage roof changes, addition of windows to outbuilding, air source heat pump, demolition of chimney, solar panels. 150mm of insulation to the dormer roof and new ridge tile to define ridge](#)

Comments required by 28 October

- Has the potential to become a 5 bedroom property (Hart SPD) which requires 4 parking spaces - three shown but potential to add another space although current parking plan looks impractical.
- Has not overcome previous objections – see our comments on application 23/02187
*' This proposal extends the rear dormer well beyond the rear elevation of the adjoining property's rear dormer and will infringe the 45° 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

24/01973/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 28 October

This appears to be a hybrid of previous submissions which have fundamentally been approved through appeal so not point in objecting, however our previous comments still stand.

6

To Note:

	Review of weekly lists
7	Noted: Hart Planning Meeting Dates 16 th October
8	Date of Next Development Control Committee Meeting Monday 28 th October

Meeting closed: 8pm

Signed:.....

Date: