



MINUTES OF DEVELOPMENT CONTROL COMMITTEE

DEVELOPMENT CONTROL COMMITTEE

Meeting held on 17th December 2024
at 7pm in the upstairs meeting room, The Harlington

Present:

Cllr Holt
Cllr Schofield
Cllr Hope
Cllr May

Officers: Charlotte Benham

1	Apologies Cllrs Robinson, Chenery and James
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 development and control advisory group meeting held on Monday 25 th November were accepted as a correct record of the meeting.
5	24/01900/HOU 68 Clarence Road Fleet Hampshire GU51 3RY <u>Erection of a single storey rear extension and replacement of pitched roof on existing single storey side element with a flat roof</u> Comments required by 11 December <ul style="list-style-type: none">The proposed plans indicate no additional bedrooms and the proposed arrangement, as present is three bedrooms and a box room, which would only appear adequate for a child. On the basis of a three-bedroom unit, three on-site parking spaces would be adequate with an added on-street parking permit.Original application was for a two storey extension with additional bedroom to 5 beds. NO OBJECTION

24/01999/FUL

11 Wickham Road Church Crookham Fleet Hampshire GU52 6NT

Erection of a one bedroom flat above the existing parking area, with enclosed bin storage and stair access to the proposed dwelling.

Comments required by 13 December

- Over development of the site.
- Parking provision of 4 spaces within undercroft parking
- HDC SPD requires tandem Parking to be 2.5 x 12m plus an additional 0.5m to either dimension of adjacent to a wall, so overall requirement would be 6.0 x 12.5m
- Neighbours commented that street parking is already an issue due to under provision in existing dwellings
- The additional structure to accommodate the staircase does not compliment or follow the existing architectural style

OBJECTION

24/02340/HOU

7 Broom Acres Fleet Hampshire GU52 7UU

Demolition of conservatory and detached garage and erection of a single storey rear extension and fenestration alterations

Comments required by 18 December

Rear extension - no change in the number of beds and materials to match existing. NO OBJECTION

24/01815/FUL

Richmond Court Fleet Road Fleet Hampshire GU51 3AL

Replacement of windows and doors

Comments required by 20 December

Near like for like replacement with more environmentally efficient windows. NO OBJECTION

24/02333/FUL

Kings House 7 Kings Road Fleet GU51 3DJ

Alterations to fenestration

Comments required by 20 December

Minor changes. NO OBJECTION

24/02343/HOU

35 Crookham Road Fleet Hampshire GU51 5DT

Erection of a single storey front extension with open porch

Comments required by 20 December

Proposed development complements the host building. NO OBJECTION

24/02345/HOU

3 Clarence Road Fleet Hampshire GU51 3RZ

Proposed part store room conversion and erection of a single storey rear extension

Comments required by 20 December

No issue with the proposals in principle, but the addition of a downstairs shower room means the potential for an additional bedroom to the ground floor and consequential parking.

NO OBJECTION

24/02322/HOU

10A Oakley Drive Fleet Hampshire GU51 3PP

Demolition of existing attached garage and erection of two storey side and two storey rear extensions, single storey rear extension and front porch. Alterations to windows and doors.

Comments required by 23 December

- Significant increase in bulk and mass of building in an architectural style that does not reflect local character.
- Development will require extensive hard standing to the front of the property to accommodate parking. Could it be reconfigured to retain any garden?
- No potential for soft landscaping to frontage is converted to parking which would breach Fleet Neighbourhood Plan Policy 15.
- Overall development would appear to have a negative impact on bio-diversity, especially with the loss of soft landscaping to the front garden.
- Contrary to Fleet Neighbourhood Plan Policy 10.1 does not complement or integrate with neighbouring properties. Finishes could be more in keeping
 - 10.2, Design does not reflect local high quality design, does not reinforce local distinctiveness
 - 10.8, Parking arrangement is not well integrated and will dominate the public realm and the street scene

OBJECTION

24/02354/HOU

10 South Grove Fleet Hampshire GU51 2TU

Erection of a part two storey, part single storey side and front extensions and conversion of garage into habitable accommodation.

Comments required by 24 December

- Significant increase in mass and bulk, but potentially no significant impact because of the estate lay out.
- Proposed extension moulds well with the building.
- 4 bedroom house requires at least 3 parking spaces (3.5) so hopefully an amount of soft/green landscaping can be retained to the front of the property.

NO OBJECTION

24/02280/HOU

16 Wellington Avenue Fleet Hampshire GU51 3BF

Demolition of existing single storey rear extension and erection of a two storey side and rear extension.

Comments required by 25 December

- This application only works if twinned with 14 Wellington Ave, otherwise there would be significant impacts on the neighbouring property.
- If developed together there should not be any issues with the building development.
- The one issue is the addition of one extra bedroom to each property, so a 3 bedroom house requiring onsite parking for 3 cars, which from the parking plan is not feasible. The 2 properties will cause at least 2 vehicles to be parked on the highway.
- Also no indication of cycle storage to meet HDC SPD.

NO OBJECTION in principle but parking is an issue. Should be a condition that only approved if No.14 Wellington approved and developed at the same time.

24/02279/HOU

14 Wellington Avenue Fleet Hampshire GU51 3BF

Demolition of existing single storey rear extension and erection of a two storey side and rear extension.

Comments required by 25 December

- This application only works if twinned with 14 Wellington Ave, otherwise there would be significant impacts on the neighbouring property.
- If developed together there should not be any issues with the building development.
- The one issue is the addition of one extra bedroom to each property, so a 3 bedroom house requiring onsite parking for 3 cars, which from the parking plan is not feasible. The 2 properties will cause at least 2 vehicles to be parked on the highway.
- Also no indication of cycle storage to meet HDC SPD.

NO OBJECTION in principle but parking is an issue. Should be a condition that only approved if No.16 Wellington approved and developed at the same time.

24/02239/FUL

Sandy Lodge Avenue Road Fleet Hampshire GU51 4NG

Demolition of six bedroom dwelling and detached garage and erection of a six bedroom dwelling

Comments required by 25 December

- This is the demolition of a substantial character home in the NFCA. The style of architecture which could well be a Poole House is typical of many houses in the conservation area. Shame they couldn't adapt the existing building.
- Para 9.2 of the NFCA Character Appraisal and Management Proposals Approved 04.12.2008 entitled Maintaining the existing buildings and their boundaries states:
 - The need to prevent unsympathetic changes to the existing houses such as oversize extensions or changes to elevations and details.
 - The need to preserve and protect front boundaries
 - The protection of front gardens including resistance to the creation of parking areas

	<ul style="list-style-type: none"> - The use of timber fencing and brick walls. <ul style="list-style-type: none"> • A total demolition and rebuild changes the elevations and details. • The proposed style is a parody on some of the styles that exist around the Conservation Area. It is a modern take on a more traditional design. • Together with the extensive patio area there is a very significant increase in the impermeable area and if accepted then a compensatory SUDS design should be submitted and approved. • It is very important that the front boundary to the site is retained to reflect the sylvan character of the area and brick pillars and wrought iron gates (see front elevation) should be avoided. <p>Concern about loosing a classic house within the conservation area – defer to Hart’s judgment against their plans/policies</p> <p>24/02374/HOU 55 Dinorben Close, Fleet GU52 7SJ <u>Extensions and alterations to existing dwellinghouse and alterations to hard landscaping</u> Comments required by 30 December</p> <ul style="list-style-type: none"> • This is to be developed from a 4 bed to a six bedroom house. • Immediately raises a parking issue. HDC SPD requires 4 parking spaces for 5 bedrooms, but does not go beyond 5. In present circumstances it is likely that 6 bedrooms will generate at least 6 cars and there is inadequate on-site parking. • The existing street scene and the computer generated street scene A) do not reveal how far forward the development is coming and the adjacent property is shown with a completely different front elevation. • Not understood why the development has been brought to the front when a rear extension would be far less intrusive. • Breaching the building line is no longer a restriction but the adjoining neighbour will be impacted by the depth of the front development. Why could development not be to the rear? • FTC makes an issue of not containing parking on-site because the local roads become linear car parks and the estate roads are not wide enough for passing vehicles and parked vehicles. They create local hazards and especially in the immediate vicinity of the property with the road layout and adjacent junctions <p>OBJECTION</p>
6	<p>Application for resubmission of an Asset of Community Value Gurkha Square, Fleet, GU51 4BP Comments by 18 December</p> <p>Do not support – do not see reason for this ad Gurkha Square is no longer being considered for development. Assets of Community Value are not protected from development – it simply means they can have first offer if put up for sale but offer can still be rejected for a higher bidder.</p>

	<p>Application for premises licence 39 Fleet Road, Fleet, GU51 3PJ The sale of alcohol for consumption off the premises only every day from 07.00 - 22.00 To be open to the public every day from 07.00 - 22.00 Comments by 31 December</p> <p>Do not need another alcohol outlet.</p>
7	<p>Noted:</p> <p>Hart Planning Meeting Dates</p> <p>18th December</p>
8	<p>Date of Next Development Control Committee Meeting</p> <p>13th January</p>

Meeting closed: 8.45pm

Signed:.....

Date: