



MINUTES OF DEVELOPMENT CONTROL COMMITTEE

DEVELOPMENT CONTROL COMMITTEE

Meeting held on 25th November 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 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 11 th November were accepted as a correct record of the meeting.
5	<p>24/02036/HOU 96 Westover Road, Fleet, Hampshire, GU51 3DF Demolition of car port and erection of a two storey side extension, single storey rear extension, conversion of garage into habitable accommodation with new roof and alterations to fenestration Comments required by 27 November</p> <ul style="list-style-type: none">• This is a significant increase in the bulk and mass of the building• It would become a 5 bedroom house and as the integral garage does not count as a parking space (Hart SPD) it requires 4 parking spaces to the front of the property. This would reduce the area of lawn to the front garden and breach Fleet Neighbourhood Plan Policy 15

- Concern over the proximity of the north east extension to the perimeter of the property which flanks the Fleet Pond Nature Reserve and there is no tree report if the proposed footings will impact tree roots
- The large blank black wall will be visible from the path around the pond and is out of character with any other local feature. The reason for the sloping roof on the rear elevation is not fully appreciated. This significantly increases the area of this coloured blank wall facing the pond.
- There is potential detriment to bio-diversity, whereas new development should protect and increase biodiversity.

OBJECTION due to lack of on-site parking, loss of soft landscaping to front garden and visual impact.

24/02188/HOU

1 Howard Close, Fleet, Hampshire, GU51 3ER

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

Comments required by 27 November

- Tree report is 12 years old, but appears relevant to the current proposal as only one significant tree present to rear of the garden.
- There will need to be extensive removal of, what appears to be Leylandii along the side of the house to be developed.
- The front corner of the extension appears to come very close to the boundary.
- The proposed work would appear to require complete removal of all vegetation alongside the house adjacent to the pavement. Some replanting would be appropriate as otherwise the significant extent of boarded fencing would detrimentally change the character of the area.
- It would appear that the on-site parking provision will require the front garden to be converted to parking - loss of green space breaches Fleet Neighbourhood Plan Policy 15
- Potential to have a 5th bedroom which would further affect parking

OBJECTION

24/02236/HOU

36 Springwoods, Fleet, Hampshire, GU52 7SX

[Remove roof from existing conservatory and re-roof with a flat roof and lantern rooflight, remove roof from existing garage and re-roof with a flat roof, erection of a single storey side and link extension from garage to dwelling, alterations to doors to ground floor rear of dwelling and ground floor side of garage](#)

Comments required by 3 December

- Garage plan area greatly increased.
- Rear extension has slightly more impact on the neighbouring property as the level roof is at the highest point of the previous sloping roof.

NO OBJECTION

24/02190/HOU

78 Westover Road, Fleet, Hampshire, GU51 3DF

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

Comments required by 3 December

- The depth of the proposed rear extension would appear to have a significant impact on the neighbour's conservatory. The view from the conservatory will be restricted to a long blank brick wall which will take an amount of light off the garden and the rear of the neighbouring property.
- Significant increase in impermeable/roof area that needs a proper drainage plan.

OBJECTION

24/02257/HOU

Gough Cottage ,Gough Road, Fleet, Hampshire, GU51 4LL

[Erection of a single storey side and rear extension with alterations to existing roof. Erection of new timber garage following demolition of existing garage and carport and replace single glazed wooden and metal framed windows and doors on house with new double glazed upvc framed windows and doors](#)

Comments required by 5 December

- No impact from the proposed extension.
- No change in the number of bedrooms, but 4 beds requires 3 allocated parking spaces, so even if the proposed garage does not constitute a parking space (Hart SPD) there is adequate parking on site.
- Character of property to be maintained so no detrimental impact on the Conservation Area.
- Approval should be subject to the Condition that the recommendations of the Tree Report are observed and appropriate methods of construction are followed within the identified tree root zone.

NO OBJECTION subject to following recommendations set out in tree report

24/02264/AMCON

95 Connaught Road, Fleet, GU51 3QX

[Variation of Condition 2 \(approved Plans\) attached to Planning Permission 24/00397/HOU dated 03/04/2024 - Erection of a part single part two storey rear extension following demolition of existing conservatory, demolish existing porch, internal alterations to allow the annex to be integrated back into the dwelling, level floors and increase head height lost within chalet roofs. Insertion of solar panels and open front porch](#)

Comments required by 5 December

The proposed modifications appear to have little impact on the overall appearance of the property

NO OBJECTION

6	<p>To Note:</p> <p>Review of weekly lists</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><u>Tuesday</u> 17th December</p>

Meeting closed: 7.40pm

Signed:.....

Date: