



## MINUTES OF DEVELOPMENT CONTROL COMMITTEE

### DEVELOPMENT CONTROL COMMITTEE

Meeting held on Monday 10<sup>th</sup> June 2024  
at 7pm in The Function Room, The Harlington

**Present:**

Cllr Holt  
Cllr Robinson  
Cllr Hope  
Cllr Schofield

**Absent:** Cllr Chenery

**Officers:** Charlotte Benham

1	<b>Apologies</b>  None received
2	<b>Declarations of interest to any item on the agenda</b>  None declared
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 Tuesday 28 <sup>th</sup> May were accepted as a correct record of the meeting.
5	24/00847/HOU 68 Clarence Road Fleet Hampshire GU51 3RY <b><u>Erection of a two storey rear extension.</u></b> Comments required by 7 June <ul style="list-style-type: none"><li>• First floor extension has been shown to be outside the 45<sup>o</sup> line of sight, but it means there is a window to the rear of the neighbouring house close to the boundary The side extension is being raised from approx. 1.8m to 3.3m and the addition of the first-floor extension will take light off the rear of the neighbouring property.</li><li>• Parking is inadequate and parking statement is irrelevant – the parking provision is a function of the number of bedrooms. Hart’s supplementary planning document establishes the correct number of parking spaces to be provided regardless.</li></ul>

- Clarence Road already has parking issues and any additional on-road parking will only exacerbate an existing problem.

OBJECTION – inadequate on-site parking provision

24/01023/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 \(amendment to 23/02272/HOU\)](#)**

Comments required by 11 June

- This an amendment to an earlier approved application.
- The main amendment is to significantly increase the roof space (raised ridge levels).
- Only assumed reason for this amendment is to increase headroom to create more liveable space within the roof.
- Development of the roof space would lead to potential loss of a bungalow (Fleet Neighbourhood Plan Policy 11).

OBJECTION in principle

24/00938/HOU

57 Dinorben Avenue Fleet Hampshire GU52 7SQ

**[Removal and raising of the garage roof height by 800mm and installation of a roof light.](#)**

Comments required by 11 June

Obvious conversion to living accommodation but causes no harm so NO OBJECTION

24/00857/HOU

22 Beveren Close Fleet GU51 2UB

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

Comments required by 11 June

Simple rear extension. If abuts neighbours rear extension (as shown) then NO OBJECTION

24/00989/GPDBUH

12 Little Copse Fleet Hampshire GU52 7UQ

**[Creation of a first floor, replacement of front door, replacement of window to ground floor rear with french doors, blocking up of window to ground floor side and removal of chimney](#)**

Comments required by 12 June

- This is a Permitted development application that overrides the locally approved Neighbourhood Plan which seeks to protect bungalows (Fleet Neighbourhood Plan Policy 11)
- The application has duly followed the qualifications required to add an additional floor – as it meets permitted development conditions cannot object

	<p>24/00794/HOU  10 Monks Rise Fleet Hampshire GU51 4HB  <u><a href="#">Erection of a two storey front, side and rear extension, single storey side extension, alterations to fenestration and erection of garden room.</a></u>  Comments required by 18 June</p> <p>The parking proposal is not acceptable under Hart’s design standards. The garage does not count as a parking space and 3 vehicles in a row only counts as 2 parking spaces. However there appears to be adequate room on site for the required parking provision.</p> <p>The major concern is:</p> <ul style="list-style-type: none"> <li>• The proposed front elevation is not in keeping with the appearance of the existing dwelling nor local character of the adjacent properties. It introduces an individual style which would have an impact on the street scene. <ul style="list-style-type: none"> <li>○ Breaches Fleet Neighbourhood Plan Policy 10.1 and 10.2 and HDC Local Plan Policy GEN1</li> </ul> </li> </ul> <p>If homogeneity is not of concern and deemed of limited harm then  No Objection subject to the following concerns being dealt with as Conditions:</p> <ul style="list-style-type: none"> <li>• This is a significant increase in floor/roof area. Additional run-off from roof drainage is not dealt with specifically but should be investigated further. SUDS?</li> <li>• The location of the summer house is in the most tree’d area of the site. It also impacts the root zone of trees in the neighbouring property. The use of a piled foundation is essential and should be supervised by a trained tree expert.</li> </ul> <p>24/01063/HOU  44 Greenways Fleet Hampshire GU52 7XF  <u><a href="#">Erection of conservatory following demolition of existing conservatory.</a></u>  Comments required by 18<sup>th</sup> June</p> <p>NO OBJECTION</p>
6	<p><b>To Note:</b></p> <p>Review of weekly lists</p>
7	<p><b>Noted:</b></p> <p><b>Hart Planning Meeting Dates</b></p> <p>19<sup>th</sup> June</p>
8	<p><b>Date of Next Development Control Committee Meeting</b></p> <p>24<sup>th</sup> June</p>

Meeting closed: 7.50pm

Signed:.....

**Date:** .....