



MINUTES OF DEVELOPMENT CONTROL COMMITTEE

DEVELOPMENT CONTROL COMMITTEE

Meeting held on Monday 10th October 2022
at 7pm in The Function Room, The Harlington

Present:

Cllr Hope
Cllr Holt
Cllr May
Cllr Schofield
Cllr Robinson

Officers: Charlotte Benham

1	Apologies None received – to note Cllr Krishnmurthy has resigned from the Committee
2	Declarations of interest to any item on the agenda None declared
3	Public Session None present
4	Approval of the Notes The minutes of the development and control advisory group meeting held on Monday 26 th September were accepted as a correct record of the meeting.
5	22/01619/HOU Beechwood Fitzroy Road Fleet Hampshire GU51 4JW Demolition of conservatory and erection of a single storey rear extension Comments required by 10 October <ul style="list-style-type: none">There appears to be some anomalies in the tree protection report: The fencing to the front of the property cuts off the natural access to the rear of the building for construction access - the main access for construction works appears to be down the side of the property through an extensive area of root zones and yet only limited protection is indicated. It would appear essential that the whole access down the NW

side of the building should be protected from soil compaction due to construction activity, primarily access.

- No issues with the proposed extension to the main property
- Some concern about the extent of the proposed patio

Holding OBJECTION until the tree protection issues are resolved

22/02109/HOU

3A Church Road Fleet Hampshire GU51 3RU

[Demolition of existing detached single garage and erection of a two storey side extension \(to include replacement garage\) and a single storey rear extension. Alterations to windows and doors](#)

Comments required by 7 October

22/02109/HOU

- This is one of the older parts of Church Road with some very traditional Edwardian brick houses immediately opposite and an older possibly 50's style detached property next door
- The current house is a later edition and is generally out of character with the immediate area, but it is brick with a concrete tile roof.
- It has no outstanding architectural features of value. The proposal would make it a very typical 21st century architectural product with white painted brickwork, black boarding cladding and anthracite coloured window frames. It would stand out more than at present and be more out of character with the immediate area
- The proposed internal garage does not meet Hart's immediate past or present sizing for a garage, it is proposed as 2.5m wide compared to the latest technical guide measurements of 3.0m wide x 7m deep. The front garden is completely concreted over with potentially the space for three vehicles
- Three spaces to the front of the property may be adequate but the suggested new on-site parking spaces are to be 2.5 x 5m. Need a detailed, dimensioned parking plan that meets all of the conditions set out in Section 5 of Harts Technical Advice Note
- The property would remain a 4 bedroom house if the loft room is utilised as a playroom
- The immediate neighbour has objected on the grounds of loss of light to a bedroom – is this classified as a primary living room? Equally the roof of the proposed extension slopes away from the adjacent property so the loss of light to a bedroom would be limited

OBJECTION on grounds of breaching Fleet Neighbourhood Plan Policy 10 General Design Management - particularly 10.1 and 10.2

(development does not complement or is well integrated with neighbouring properties in the immediate locality in terms of materials and access/parking. It also fails to reflect high quality local design references and does not reinforce local distinctiveness)

22/02115/HOU

31A Avondale Road Fleet Hampshire GU51 3LE

[Erection of a single storey extension to one side and a two storey extension to other side following demolition of existing garage and insertion of window to ground floor side](#)

Comments required by 12 October

- Proposed extension merges well with the host building
- Building over the existing garage so upper floor is the width of the garage away from the neighbouring property and the roof slopes away again which minimises the loss of light onto the neighbour's side wall
- The garage is too small to be a garage so development will require 3 parking spaces to the front garden which is already 100% paved - need a dimensioned parking plan that demonstrates it can accommodate three 2.5 x 5m spaces and meet the various condition of Section 5 of the Technical Advice Note

NO OBJECTION subject to demonstrating adequate onsite parking.

21/02933/HOU

35A Basingbourne Road, Fleet, GU52 6TG

[Erection of a single storey rear extension to dwelling \(part of which is completed under permitted development rights\), together with alterations to the front elevation and replacement of double garage with ancillary residential accommodation](#)

Amended Plans:

Revised layout plan submitted

Comment required by 7 October

- Previously had no objection to the latest proposal subject to it being built to the latest plans but there is still some doubt as the plans and elevations do not match
- Local residents concerned about the accuracy of the drawings. The separation between the bungalow and the neighbour is seriously questioned as being smaller than plans show and the construction of the double garage to be converted to (or is existing as) habitable accommodation. Garage currently has a pitched roof and it is to be converted to flat?
- Neighbours are concerned the double garage could become an independent living unit – should be a condition that it does not become so

OBJECTION until the issues with plans/dimensions are resolved

22/02117/HOU

3 Lyndford Terrace Fleet Hampshire GU52 7SE

[Erection of a two storey rear extension following demolition of existing single storey rear extension and insertion of window to first floor rear](#)

Comments required by 18 October

- The extension will stretch from boundary to boundary. It will potentially have an impact on No.2 as the side elevation of the neighbouring property will be totally in the shadow all day. Question if there any windows impacted?

NO OBJECTION as long as no major loss of light to neighbour

22/01226/FUL

Derriford House , Pinewood Hill, Fleet, Hampshire, GU51 3AW

[Erection of a two and a half storey extension to provide 15 additional bedrooms and the erection of a single storey extension to provide communal lounge, office, kitchen facilities, three enlarged bedrooms and other ancillary facilities including](#)

	<p>change of use of part of the garden of the neighbouring properties of Tudorbury and Carisbrooke and the removal of a garden shed from Tudorbury</p> <p>Amended Plans: Massing study and revised plans submitted showing more interest in the elevations with high level and obscure glazed windows. Comments required by 13 October</p> <ul style="list-style-type: none"> • Minor alterations to previous application - concerns still remain about on-site parking and overdevelopment of site • Support the drainage officers proposed condition as the site will be majority hard surfaces and primarily roof run off <p>NO OBJECTION in principle but concerns over parking and drainage</p> <p>22/01990/FUL 219-221 Fleet Road Fleet Hampshire GU51 3BW Alterations to shopfront Comments required by 21 October</p> <p>Retrospective – NO OBJECTION</p> <p>22/02185/HOU 50 Westover Road Fleet Hampshire GU51 3DB Erection of a single storey side infill extension following demolition of existing conservatory and replacement of window to ground floor rear with window and door Comments required by 21 October</p> <p>NO OBJECTION</p>
6	<p>To Note: Review of weekly lists</p>
7	<p>Noted:</p> <p>Hart Planning Meeting Dates 19th October</p>
8	<p>Date of Next Advisory Group Meeting 24th October</p>

Meeting closed: 8pm

Signed:.....

Date: