



## MINUTES OF DEVELOPMENT CONTROL COMMITTEE

### DEVELOPMENT CONTROL COMMITTEE

Meeting held on Monday 11<sup>th</sup> March 2024  
at 7pm in The Function Room, The Harlington

**Present:**

Cllr Schofield  
Cllr Holt  
Cllr Hope  
Cllr Robinson  
Cllr May

**Officers:** Charlotte Benham

1	<b>Apologies</b>  No apologies 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 Notes</b>  The minutes of the development and control advisory group meeting held on Monday 26 <sup>th</sup> February were accepted as a correct record of the meeting.
5	24/00280/HOU 14A The Laurels, Fleet, GU51 3RB <a href="#"><u>Erection of a single storey front extension and open wraparound canopy following demolition of existing conservatory, conversion of loft to habitable accommodation to include the erection of a dormer window to front and the insertion of rooflights to rear, the removal of the chimney, the replacement of a window to ground floor side with french doors.</u></a> Comments required by 12 March <ul style="list-style-type: none"><li>This is the conversion of a bungalow, a property with no staircase, to a chalet style bungalow which breaches Fleet Neighbourhood Plan Policy 11.</li></ul>

- The applicant claims that they submitted and had approved permitted development rights, but it is questionable if the addition of a dormer meets the criteria placed on permitted development.
- The approval was to a rear dormer: *We submitted an Application for a Lawful Development Certificate (Application number: 23/02122/LDC) to establish the principle of providing a bedroom at the first floor and this was granted on 21st November 2023. In order to comply with the requirements of Permitted Development, the proposal was for a dormer window at the rear of the property, with velux style windows to the front.*  
A dormer to the rear would have very limited impact on the street scene. The proposed style of dormer and the feature chimney that is front facing have a significant impact on the street scene. Although examples of other dormer windows and large brick chimneys are presented, they are not similar in character to the ones proposed.
- The Laurels development was a small development with similar use of materials and styles. This proposal is out of character with the rest of the development.
- Permitted development for an additional floor requires the extension to follow the ground floor footprint and to be of the same materials and finish of the ground floor. A white render is being proposed instead of the current brick finish to the ground floor.
- Property will be deemed a 5 bedroom house in accordance with Hart's PSD which states that studies etc. with access to a bathroom are classed as a bedroom. Therefore 4 parking spaces are required – looks as if it could be accommodated on site however would likely result in the loss of green space to the front of the property contrary to Fleet Neighbourhood Plan Policy 15, Front Gardens.

OBJECTION – out of keeping with street scene and breaches Neighbourhood Plan Policies 11 and 15

24/00247/HOU

24 Burnside, Fleet, Hampshire GU51 3RE

[Replacement of existing roof with new raised roof with velux and dormer windows to front and rear, erection of two single storey front infill extensions, alterations to all windows and doors to front, rear and side elevations and insertion of one window to first floor other side elevation and driveway widening to include bridge](#)

Comments required by 19 March

- This is a 5 but potentially 6 bedroom property and so requires a minimum of 4 parking spaces.
- A garage does not count as a parking space so 4 vehicles will be required to park at the front of the property and extend onto land owned by HCC.
- HCC have been notified of the intention to develop outside the ownership of the applicant.
- “flying dormer” to accommodate bedroom 5 is unusual design. It impacts the rear elevation but it is to the rear so can't be seen.

OBJECTION due to inadequate parking without using HCC land

24/00354/HOU

1B Alton Road, Fleet, Hampshire GU51 3HL

[Erection of single storey front, side and rear extensions following demolition of existing garage and conservatory, insertion of three rooflights to front, two rooflights to rear, one rooflight to each side to facilitate the conversion of the loft to habitable accommodation, replace one window to ground floor side with door and one bay window to ground floor front with standard window](#)

Comments required by 19 March

- This is currently a 2 bedroom bungalow, a building with no staircase, being converted into a 5 but potentially 6 bedroom house. Breaches Fleet Neighbourhood Plan Policy 11, Loss of Bungalow.
- No increase in the ridge height or roof shape but extensive use of velux style windows to bring light into the proposed first floor rooms. The overall building footprint is being modified and the roof extended so the “permitted development rights” to include numerous roof lights is questioned.
- Majority of front garden would have to be converted to hard standing to accommodate parking which would breach Fleet neighbourhood Plan Policy 15

OBJECTION, breach of FNP policies 11 and 15

24/00204/FUL

335-337 Hart House ,Fleet Hampshire, GU51 3BU

[Alterations to shopfront](#)

Comments required by 19 March

Carrying the glazing bar through at the same level as the adjacent windows gives some continuity to the front elevation. The proposed fully opening (assumed bi-fold doors) changes the style of the front elevation but does not harm the street scene so NO OBJECTION

24/00205/FUL

335-337 Hart House ,Fleet Hampshire, GU51 3BU

[Erection of a porch](#)

Comments required by 19 March

NO OBJECTION

24/00411/AMCON

West Hill Lodge ,115 Elvetham Fleet Hampshire, GU51 4HW

[Variation of Condition 2 \(approved plans\) attached to Planning Permission 23/02083/HOU dated 28/12/2023 to slightly enlarge the proposed garage.](#)

[Existing condition relates to an old drawing, condition to be varied to include amended drawing.](#)

Comments required by 19 March

- This increases the bulk, mass and height of the garage and makes the roof space even more attractive for living accommodation.
- Out of keeping as it appears there are two main properties on the plot in the conservation area.

- The scale of the garage competes with the host building.

OBJECTION as does not preserve or enhance the character of the Conservation Area

24/00415/HOU

10A Oakley Drive, Fleet, GU51 3PP

[Demolition of existing attached garage and erection of a two storey side and rear extension and front porch. Alterations to windows and doors.](#)

Comments required by 19 March

- This is a complete change in character from a traditional brick built house to a white rendered, grey tiled roof and black window frames which is not in keeping with the local character.
- The large frontage will make the property relatively dominant on the street scene.
- Not having any garage space the 3 / 4 cars will occupy the full width of the garden contrary to Fleet Neighbourhood Plan Policy 15, front gardens.
- Previous comments from application 22/01855/HOU (Refused) are relevant

OBJECTION out of keeping with local character and impact on the street scene

24/00424/HOU

7 Dinorben Beeches, Fleet GU52 7SR

[Raise part of garage flat roof and conversion of garage into habitable accommodation. Insertion of one window and door ground floor side and alterations to windows and doors ground floor rear](#)

Comments required by 20 March

No issues with the proposed amendment to the main house, but will create a parking problem as they will need to widen the parking area beyond the frontage of the garages and take up some front lawn. This is uncharacteristic of the immediate area where front gardens have been maintained and the parking space in front of the garages used for up to a total of 4 cars.

No Objection in principle but OBJECTION until parking issues resolve – a new plan needs submitting for at least 3 parking spaces.

24/00397/HOU

95 Connaught Road, Fleet, GU51 3QX

[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 20 March

- No issue with the proposed development of the house.
- Reduces from 5 to 4 bedrooms so 3 parking spaces required as a minimum, but parking plan is effectively 3 in a row which breaches Hart's standards.
- Exiting the site in a forward direction would be safer because of proximity to road junction, although main traffic flow is on Albany Road crossing Connaught.

	<ul style="list-style-type: none"> <li>The complete front garden is currently hard standing and proposed alterations do not affect the parking arrangement.</li> </ul> <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>13<sup>th</sup> March</p>
8	<p><b>Date of Next Advisory Group Meeting</b></p> <p>25<sup>th</sup> March</p>

**Meeting closed: 8.10pm**

**Signed:**.....

**Date:** .....