



MINUTES OF DEVELOPMENT CONTROL COMMITTEE

DEVELOPMENT CONTROL COMMITTEE

Meeting held on Monday 12th August 2024
at 7pm in The Function Room, The Harlington

Present:

Cllr Holt
Cllr Robinson
Cllr Schofield

Officers: Charlotte Benham

1	Apologies Cllrs Chenery and Hope
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 22 nd July were accepted as a correct record of the meeting.
5	24/01389/HOU 136 Kings Road, Fleet, Hampshire GU51 3DU Conversion of garage to habitable accommodation and erection of a single storey rear/side extension Comments required by 2 August There looks to be three issues: <ol style="list-style-type: none">1) While there is no change in the number of bedrooms, the on-site parking is inadequate both from the overall width of the plot not being wide enough for three vehicles side by side (requires 7.5m) and the parking space between the house and the boundary not being wide enough (3m required under para 5.13 of HDC Supplementary Planning Document)2) To achieve the proposed parking arrangement would require the complete opening up of the front garden which would be out of character with the immediate surrounding area. For safety reasons cars would also have to reverse onto the site to

achieve exiting in a forward direction on to a busy main road with a significant number of school children passing the site.

- 3) The rear extension extends some 12m beyond the original rear elevation and is SW of the adjoining neighbour's property – it will take a significant amount of light off the rear of the adjoining property. This is an unusually long thin house that will be made even longer.

Comments from previous application (24/02424/HOU) still stand

OBJECTION

24/01440/AMCON

24 Alton Road, Fleet, Hampshire GU51 3HN

[Variation of Condition 3 \(materials\) attached to Planning Permission 22/00464/HOU dated 26/05/2022. Brickwork changed to render. Side wall to be rendered not brickwork. Roof to have ridge tiles not flashings. Addition of solar panels and heat pump and condenser to rear wall. Velux positions adjusted 1 moved front roof and 3 to kitchen roof](#)

Comments required by 8 August

- This once modest house now dominates the street scene by its mass and height. The dark grey boarding accentuates the mass of the building. It is out of character with the local area.
- Changing the approved brickwork to the side extension to a rendered finish makes this property even more out of keeping with the local palette.
- Having an air source heat pump mounted high up on a wall is an exceptional location and no evidence is presented on the potential impact of noise on neighbouring properties. The same concern exists with the air conditioner unit mounted at bedroom height at the boundary of the property.
- The neighbours have quite reasonably questioned the number of air source heat pumps and air conditioner units (4 No) all located close to boundaries and at bedroom height. A full noise impact assessment is essential.
- The Environmental Officer commented on Application 24/00603/HOU
"- Where external mechanical plant such as air conditioning units are proposed these should be assessed in accordance with BS4142:2014 Methods for Rating and Assessing Industrial and Commercial Sound. Adequate mitigation measures such as screening must be provided where it is indicated that this is needed, especially to minimise the potential for noise impacts on nearby residential premises..... The applicant should submit technical specification sheets including full sound level information for each proposed unit. The applicant should also make clear on the proposed drawings where each unit type make and model, is proposed to be located as this is currently unclear.- The applicant should specify the distance in metres from each of the proposed unit locations to the nearest and/or most affected residential premises. Comments made in relation to these provisions of the National Planning Policy Framework Paras 180 and 191."
- The elevation finishes should be amended to be more in keeping with the local character and reduce the visual impact of the development.

OBJECTION – a noise impact assessment is required and finishes need to be more in keeping.

24/00603/HOU

Dray House, Broomrigg Hampshire, GU51 4LR

[Installation of air conditioning units to ground and first floor](#)

Comments required by 16 August

- We support the concerns of the Environmental Officer as the NFCA is a character area defined as being sylvan (akin to woodland) and noise should be a factor to be considered
- Does an array of air conditioner units enhance the Conservation Area? Although not visible from any public access point these modern units unless well disguised do not enhance the architectural quality of the residence.

OBJECTION until an adequate noise study has been presented and if appropriate screening is provided to reduce the visual impact of the air conditioner units – screening will also help reduce noise impact.

24/01386/FUL

Co-Operative Stores, 20 Kings Road, Fleet GU51 3AD

[Erection of a timber compound for external coldrooms and storage area with canopy over, installation of condenser units on flat roof with attenuated panels and key-klamp protection rail and diabond panels to first floor windows](#)

Comments required by 20 August

This is a mixed retail and residential area.

The main concerns are –

- 1) The loss of the two short term car parking spaces. The Co-op is well used and there are occasional problems on Kings Road due to people stopping on the double yellow lines to gain maximum convenient access to the store. The loss of two spaces can only potentially exacerbate the parking problems.
- 2) The proposed safety railing to the flat roof is more industrial and out of keeping with the main character of the area. This would need significant softening to make it match the immediate surroundings.
- 3) The noise study suggests no noise issues with immediate neighbours, but this is based on best performance of the plant and equipment. Most fan assisted systems become noisier with wear.
- 4) This extension is a consequence of the success of the store and the bigger it gets the more issues are likely.
- 5) The proposed repainting in grey is not in keeping with local character.

OBJECTION in principle

24/01492/HOU

20 Guildford Road, Fleet GU51 3ES

[Demolition of a side annexe and erection of a single storey and two storey extension and re-roofing rear annexe](#)

Comments required by 20 August

- The main building is to be retained with the major extension to the rear over the existing patio area.
- The proposal is to maintain the materials and character of the property which is set well back from the road behind mature trees and shrubs.
- There is concern from the neighbour at No.22 that the modified property will have two windows at the first floor looking into their property. One is an en-suite

	<p>bathroom and will require obscure glass and the other is a side window to the master bedroom which could afford some overlooking and may be better replaced with a high-level letter box window.</p> <ul style="list-style-type: none"> • The access from the garage and utility room should not pose a major overlooking problem if the boundary hedge is maintained. • Any concern could be overcome by erection of a standard 1.8m high close boarded fence and replanting. <p>NO OBJECTION subject to condition that en-suite window be obscure glass and bedroom side window be high-level to prevent overlooking</p> <p>24/01491/GPDHSE 54 Springwoods, Fleet, GU52 7SX Removal of chimney, erection of an open porch to the side, erection of a single storey rear extension, insertion of rooflight and blocking up of window and door to ground floor side Comments required by 23 August</p> <ul style="list-style-type: none"> • This is a rear extension, adding 2.9m to the rear of the property but built against the neighbour's rear extension, so would appear to have no significant impact from an amenity point of view. • The parking does not meet Hart's standards, but it is existing and there is no change in the number of bedrooms. <p>NO OBJECTION</p> <p>24/01550/HOU 36 Springwoods, Fleet, 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 link extension from garage to dwelling, alterations to doors to ground floor rear of dwelling and ground floor side of garage Comments required by 23 August</p> <ul style="list-style-type: none"> • The modification to the rear extension will increase the mass of the addition - the flat roof is at the highest level of the existing sloping roof. It will have a modest impact on the neighbouring property. <p>NO OBJECTION</p>
6	<p>To Note:</p> <p>Review of weekly lists</p>
7	<p>Noted:</p> <p>Hart Planning Meeting Dates</p> <p>14th August</p>

8	Date of Next Development Control Committee Meeting Tuesday 27 th August
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Meeting closed: 7.50pm

Signed:.....

Date: