



MINUTES OF DEVELOPMENT CONTROL COMMITTEE

DEVELOPMENT CONTROL COMMITTEE

Meeting held on Monday 13th March 2023
at 7pm in The Meeting Room, The Harlington

Present:

Cllr Schofield
Cllr Holt
Cllr Hope
Cllr May

Officers: Charlotte Benham

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| 1 | Apologies Cllr Robinson |
| 2 | Declarations of interest to any item on the agenda None declared |
| 3 | Public Session None. |
| 4 | Approval of the Notes The minutes of the development and control advisory group meeting held on Monday 27 th February were accepted as a correct record of the meeting. |
| | To Note: Hampshire County Council new draft Guidance on Planning Obligations and Infrastructure Guidance – Public Consultation https://documents.hants.gov.uk/consultation/DraftGuidance-PlanningObligations-Infrastructure.pdf Consultation being held between 17 February and 31 March 2023 Any members wishing to submit comments should send them to Email: spatial.planning@hants.gov.uk . |

23/00332/HOU

58 Albany Road Fleet Hampshire GU51 3PT

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

Comments required by 14 March

OBJECTION

- Remains as 4 bedrooms but need a parking plan for at least 3 vehicles that meets Harts TAN. To accommodate 3 cars it looks as if a loss of green area to the front would be required in contravention of Fleet Neighbourhood Plan Policy 15, front gardens, which seeks to protect loss of green space to support climate change and biodiversity.
- Very large extension with significant increase in footprint. Could easily become a 5 or 6 bedroom house from floor plans.
- Out of keeping with local street scene by mass/bulk
- Design looks to maintain the general character of the house, but the potential impact is on No.60 - by building right onto the boundary they are taking away light from the side of the house. There are windows to this side – it is not apparent which rooms will be impacted but they will suffer a significant loss of light.
- Breaches 45 degree rule.

23/00394/HOU

57 Avondale Road Fleet Hampshire GU51 3BS

[Conversion of loft into habitable accommodation with rear dormer](#)

Comments required by 20 March

OBJECTION

- This was an inevitable extension following an application for raised ridge and roof lights to the front of the property. It is a modest house that has been extensively extended to the rear and the side.
- Proposed parking plan is unacceptable as effectively 3 in a row which is against Harts TAN and requires significant vehicle movement to exit a number of the proposed spaces.
- Complete loss of soft landscaping to front garden contrary to Fleet Neighbourhood Plan Policy 15 Front Gardens – would have a negative impact on climate change and biodiversity.
- Potential for more intrusive overlooking of neighbours gardens No. 55 and 59 Avondale and 1A Brookly Gardens – loss of privacy

23/00396/HOU

18 Connaught Road Fleet Hampshire GU51 3RA

[Erection of a two storey side and rear extension following demolition of existing single storey rear element, blocking up of windows to ground and first floor side and insertion of window and blocking up of two windows to ground floor other side, erection of front entrance porch and changes to garden levels at rear](#)

Comments required by 20 March

OBJECTION

- This is a resubmission. The rear elevation includes three full height windows with “paris balconies (Juliet balcony) which will create overlooking of the adjacent neighbouring gardens and loss of privacy.
- Increase in the number of bedrooms means 3 allocated parking spaces are now required. Three in a row proposal is not accepted by HDC’s Technical Advice Note.
- The two storey extension over garage will infringe the 45° rule for No.20
- Change in style of window frames and finishes will be out of character with the surrounding properties. FNP Policy 10A
- The attached daylight report has little validity as the extent of the proposed extension (computer model) is incorrect in that the first floor extension goes to the rear of the existing garage. The analysed model is truncated.
- Rear elevation is poor design

23/00392/AMCON

102 - 104 Fleet Road Fleet Hampshire GU51 4PA

[Variation of Condition 2 attached to Planning Permission Application 22/00009/FUL dated 29/04/2022 to provide extra ceiling height in the top floor apartment, ridge height is raised by 400mm](#)

Comments required by 21 March

- Para 3 of the Design Statement which shows the change in ridge height is a misrepresentation, the adjustment shown is barely 100mm of the 400mm being requested
- The loss of living space was as a consequence of their design
- Design could be improved by replacing with similar materials/style to current building

Renovation of the building and removal of boarding/hoarding would be an improvement after being an eyesore for so long so on those grounds no objection

23/00457/HOU

12 Glen Road Fleet Hampshire GU51 3QR

[Conversion of garage to habitable accommodation to include the replacement of the garage door with a window and replacement side door and widening of the existing vehicle cross-over](#)

Comments required by 22 March

OBJECTION

The property lies in the Basingstoke Canal Conservation area.

This is an application relying on the use of public land (HCC) and the removal of some public green space to facilitate a parking arrangement that has existed for some time (see photo). Use of public land just to make parking more convenient should not be accepted. Implications for climate change, loss of biodiversity and negative impact on local character

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| 6 | Noted: Hart Planning Meeting Dates 22 nd March |
| 7 | Date of Next Advisory Group Meeting 27 th March |

Meeting closed: 7.45pm

Signed:.....

Date: