



MINUTES OF DEVELOPMENT CONTROL COMMITTEE

DEVELOPMENT CONTROL COMMITTEE

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

Present:

Cllr Schofield - Chair
Cllr May
Cllr Robinson
Cllr Holt

Officers: Charlotte Benham

1	Apologies Apologies received from Cllr Hope
2	Declarations of interest to any item on the agenda Cllr Holt declared an interest in 23/02356/HOU Arden, Pheasant Copse.
3	Public Session None
4	Approval of the Notes The minutes of the development and control advisory group meetings held on Tuesday 29 th August, Monday 9 th October and Monday 23 rd October were accepted as a correct records of the meetings.
	Notes of Last Meeting (23rd October) were ratified: 23/02052/HOU 13 Fairmile, Fleet, GU52 7UT Erection of a two storey rear extension and conversion of loft into habitable accommodation with rear dormer. Comments required by 27 th October OBJECTION <ul style="list-style-type: none">• We have already commented on the application for No.11 which is the adjoining semi-detached property.• The proposed rear elevations are out of proportion and result presents as a 3 storey development which is not typical of the area.

- There is concern that the neighbours abutting the rear garden will lose privacy due to overlooking from the proposed loft bedrooms.
- 4 bedroom properties require 3 allocated parking spaces and half an unallocated space. The parking plan shows two front gardens converted to parking spaces which breaches Fleet Neighbourhood Plan Policy 15 – would cause harm to the ecological and landscape value of the front gardens and less than 50% of the front garden would be retained as soft landscaping which negatively impacts biodiversity and carbon sequestration.
- Two adjoining properties with open parking to the front is uncharacteristic of the area.
- Should Hart opt to approve the application then an additional Condition should be added to those required by the Flood Officer, that: Appropriate SuDS features and measures are incorporated within the development to minimise surface water discharges.

23/02121/HOU

27 Crookham Road, Fleet GU51 5DP

[Demolition of existing garage and erection of a detached double garage](#)

Comments required by 27th October

- No. 21 and 23 Crookham Road access their properties through No.27's property – need the extent of shared ownership/access defining.
- Question where the access for No.25 is?
- The garage is split - question what the use of the rear area of the garage is?
- The designated area of the garage does not meet Hart's TAN, so all parking is therefore to the front of the garage. Looks to be adequate space, but question what shared access area has to be provided?

NO OBJECTION in principle but parking and access needs clarification.

23/02199/HOU

42 Willowbourne, Fleet, GU51 5AB

[Erection of a single storey rear extension and insertion of ground floor window on side elevation.](#)

Comments required by 2 November

- These are 4 bedroom houses with two parking spaces to the front of the property. Internal garage is too small as a garage and is not classed as parking under Hart's TAN.
- Proposed extension is 2.750m deep, question if there is an infringement of the 45⁰ rule?
- There are currently no windows in the side elevation. Addition of a side window to a study should not present a problem if the window is lower than the boundary fence.

Extension all to the rear so NO OBJECTION subject to 45⁰ rule not being infringed

23/02068/HOU

12 Durnsford Avenue, Fleet GU52 7TB

[Demolition of garage and erection of a two storey side extension, front porch and single storey rear extension.](#)

Comments required by 2 November

- Front extension limits front parking to 4.8 x 2.4m parking spaces. Hart's TAN now recommends 5.0 x 2.5m parking spaces to accommodate new larger vehicles. Without touching the new front extension, vehicles could extend beyond the plot boundary.
- The 3 metre rear extension will likely infringe the 45° rule and take light off the rear of the adjoining building.
- Using 100% of the front garden for parking breaches Fleet Neighbourhood Plan Policy 15, front gardens.

NO OBJECTION in principle as long as the rear extension does not breach the 45° rule but parking is an issue.

23/02187/HOU

56 Springwoods, Fleet, GU52 7SX

[Demolition of conservatory and erection of a single storey rear extension, replacement front door with oak canopy above and existing windows and doors painted to match, new sliding doors and first floor dormer extension.](#)

[Conversion of garage into gym/office](#)

Comments required by 2 November

- This proposal extends the rear dormer well beyond the rear elevation of the adjoining property's rear dormer and will infringe the 45° rule for the upstairs bedroom.
- The proposed ground floor rear extension appears more "solid" than the existing glass conservatory and will impact the adjoining neighbour.
- Double doors to master bedroom with glass balustrade (Juliet Balcony) will allow additional overlooking of the neighbouring property and therefore a loss of privacy.
- Extensive use of timber cladding to the extended upper floor is out of character with local architecture and also breaches Fleet Neighbourhood Plan Policy 10 and HDC Policy GEN1.
- Plans potentially result in 4 bedrooms so an additional parking requirement. There appears to be adequate space for parking but it is essential vehicles exit the site in a forward direction because of close proximity to school entrance.

OBJECTION

23/02226/HOU

14 Chinnock Close, Fleet GU52 7SN

[Erection of a single storey front extension following removal of existing open porch, single storey rear, part two storey part first floor side and alterations to windows and doors](#)

Comments required by 2 November

- Significant extension over the double garage - will change the character of a small estate of near identical properties. Reduces views through to the belt of trees behind the properties.

	<ul style="list-style-type: none"> Note attempts have been made to make the front elevation in keeping with the host building. Increase to 5 bedrooms. Master bedroom has extensive glazing with a Juliet Balcony – would result in overlooking of neighbour’s rear garden and loss of privacy. There appears to be adequate space for parking of 4 vehicles on the area of paved front garden. <p>OBJECTION</p> <p>23/02289/FUL W C Baker And Son, 234 Fleet Hampshire, GU51 Replacement shopfront Comments required by 10 November</p> <ul style="list-style-type: none"> Original shop frontage was removed and replaced without planning permission – Retrospective permission is being sought - proposal is to reinstate the shop front to the same original geometric shape but in powder coated aluminium. This was an historic shop frontage that was over 100 years old and held a prestigious position in the street scene. The original frontage was painted timber which contributed to the character of the area and although it is necessary to progress, it is important to also retain some of the limited history of Fleet. Reinstatement to reflect as near as possible the original front is important. <p>OBJECTION unless the frontage is restored to the original design and colour albeit in a different material.</p>
5	<p>Applications considered:</p> <p>23/01412/HOU 17 Hereford Mead, Fleet, GU51 2TN Erection of a single storey rear extension Comments required by 6 November</p> <p>NO OBJECTION</p> <p>23/02272/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 Comments required by 7 November</p> <ul style="list-style-type: none"> Does not appear to be any issues but a comment from a near neighbour at No.17 raises doubts about the integrity of the drawings. The front area of the property is completely tarmacked over which breaches Fleet Neighbourhood Plan Policy 15. <p>Suggest Hart investigate neighbour’s comments – if there is a doubt the plans are not accurate we cannot finally comment.</p>

23/02303/HOU + 23/02302/HOU
18 Connaught Road, Fleet 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 9 November

- This is a technical resubmission following a refusal by Hart based upon bulk and mass causing a loss of light to the neighbouring property. A revised light analysis has been undertaken which refutes the objection.
- The Officer did not support FTC's objection on loss of privacy due to the use of Juliet balcony which would result in a loss of privacy over and above that afforded by conventional windows.
- Parking 3 cars in a row isn't accepted under Hart's TAN

Previous comments still stand

OBJECTION due to loss of privacy to neighbour

23/02299/HOU

42 Leawood Road, Fleet GU51 5AN

[Erection of a first floor side extension and new pitched roof over entrance porch and garage](#)

Comments required by 9 November

Addition of a bathroom all within the existing footprint

NO OBJECTION

23/02289/FUL

W C Baker And Son, 234 Fleet Hampshire, GU51

[Replacement shopfront](#)

Comments required by 10 November

COMMENTS ALREADY SUBMITTED

- Original shop frontage was removed and replaced without planning permission –
- Retrospective permission is being sought - proposal is to reinstate the shop front to the same original geometric shape but in powder coated aluminium.
- This was an historic shop frontage that was over 100 years old and held a prestigious position in the street scene. The original frontage was painted timber which contributed to the character of the area and although it is necessary to progress, it is important to also retain some of the limited history of Fleet. Reinstatement to reflect as near as possible the original front is important.

OBJECTION unless the frontage is restored to the original design and colour albeit in a different material.

23/02298/ADV

130 - 132 Fleet Road, Fleet GU51 4BE

[Display of 1 x internally illuminated Fascia Sign and 1 x internally illuminated Projecting Sign](#)

Comments required by 10 November

Question need for another coffee shop but not a planning issue so
NO OBJECTION

23/02259/FUL
130 - 132 Fleet Road, Fleet GU51 4BE
[External alterations to shopfront](#)
Comments required by 10 November

NO OBJECTION

23/02297/HOU
6 Wood Lane, Fleet, Hampshire GU51 3DX
[Erection of a first floor extension and formation of gable end wall and roof](#)
Comments required by 10 November

Proposed front elevation does not improve design but NO OBJECTION

23/02013/HOU
24 Osborne Drive, Fleet, Hampshire, GU52 7LL
[Erection of single storey front, rear and side extensions and alterations to the roof to accommodate first floor bedrooms and bathrooms and related internal alterations](#)
[Amended Plans:](#)
[part of the front elevation now in brickwork](#)
Comments required by 7 November

Amended front elevation to retain brick finish but, have retained timber cladding to rear. NO OBJECTION

23/02334/HOU
11 Chestnut Grove, Fleet GU51 3LN
[Demolition of conservatory and erection of a single storey side extension, rear conservatory and replacement garage](#)
Comments required by 15 November

- House itself appears to be acceptable however there is an odd arrangement of a utility room with a shower room – this could become an additional bedroom.
- Garage is excessively large at 11m long with a rear door – this could be converted into living accommodation.

NO OBJECTION in principle to the house but the garage is excessively long and may infringe 45 degree rule. Also if approved should be subject to a condition that garage is not converted into a separate dwelling.

23/02045/HOU
13 Glen Road, Fleet, Hampshire GU51 3QS
[Installation of 11 Solar Panels to the front roof slope](#)
Comments required by 15 November

Design does not result in an attractive finish but NO OBJECTION as a green initiative. Only suggestion would be coloured solar panels may blend in better.

	<p>23/02133/HOU 42 Wickham Road, Church Crookham, Fleet Hampshire, GU52 6NX Erection of a single storey rear extension, alterations to window to ground floor rear, creation of hardstanding to front and rear and alterations to ground levels to front and rear Comments required by 15 November</p> <ul style="list-style-type: none"> • This is a disability modification - because of the slope of the plot the only access for a wheelchair will be the front door. • The neighbour has expressed a serious concern that changes to levels on the plot will have a negative impact with regards to flooding adjoining properties. Needs looking at by Flooding Officer. • Layout could be improved – plans show only access to new bedroom via kitchen and bathroom <p>Suggest design could be improved but NO OBJECTION in principle subject to increased risk of flooding to neighbouring properties being checked by Hart's Flooding Officer</p> <p>23/02356/HOU Arden ,Pheasant Copse Hampshire, GU51 4LP Demolition of existing conservatory and erection of a single storey rear extension Comments required by 15 November</p> <p>Grey board finish is not in keeping with the host building but extension is to the rear and the plot is isolated with the development central to the plot so NO OBJECTION</p> <p>23/02397/HOU 11 Peatmoor Close, Fleet GU51 4LE Erection of a single storey rear extension, single storey side extension (to include replacement garage) and change of roof from flat to pitched and conversion of integral garage to habitable accommodation Comments required by 21 November</p> <ul style="list-style-type: none"> • In accordance with Hart's TAN, a double garage of 6.0 x 7.0m internal dimension counts as a single parking space (para 5.13) and so this development will still require two parking spaces to the front of the garage. • Property located within the NFCA but the proposed extension is in keeping with the host property and appears not to have a detrimental impact on the character of the conservation area. <p>NO OBJECTION</p>
6	<p>Noted:</p> <p>The weekly lists</p>

7	Noted: Hart Planning Meeting Dates 8 th November 2023
8	Date of Next Meeting 27 th November 2023

Meeting closed: 8.45pm

Signed:.....

Date: