



MINUTES OF DEVELOPMENT CONTROL COMMITTEE

DEVELOPMENT CONTROL COMMITTEE

Meeting held on Monday 25th April 2022
at 7pm in The Function Room , The Harlington

Present:

Cllr Hope
Cllr Robinson
Cllr Schofield

Officers: Charlotte Benham

1	Apologies Cllr Kuntikanamata, Cllr Jasper, Cllr Holt
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 11 th April were accepted as a correct record of the meeting.
5	22/00620/HOU 52 Connaught Road Fleet Hampshire GU51 3LP Erection of a single storey rear and part first floor rear extension and alterations to windows. 1st floor extension to infill comer. New windows where shown on plans as well as Internal alterations Comments required by 26 April NO OBJECTION 22/00557/HOU 3 Woodcote Green Fleet Hampshire GU51 4EY Retention of 2 domestic air conditioning outdoor units to the side wall. Comments required by 26 April

- Retrospective application
- Environmental Officer appears satisfied with Condition that the night mode operation be initiated
- Neighbour has complained about visibility. From the photos the units are opposite the garage wall are not directly opposite a door.

NO OBJECTION

22/00464/HOU

24 Alton Road Fleet Hampshire GU51 3HN

Erection of a part single part two storey side and rear extension, insertion of two dormer windows to the front to facilitate the conversion of loft to habitable accommodation, erection of porch, alterations to window to ground floor front, doors and windows to ground floor side and window to first floor front and insertion of window to first floor side

Comments required by 27 April

OBJECTION

- There is very little difference to the original planning application to which FTC objected and changes are not obviously highlighted
- Plans create effectively a three-storey house in a road that is predominantly chalet bungalows (opposite) or more conventional two storey 1960/70 houses so out of keeping
- There is currently a reasonable separation between 24 and 26 created by the driveway to the side of No.24 which will be infilled with the expansion of the footprint of the proposed property
- There is a totally put of keeping development next to No.24
- The new proposal has three parking spaces to the front of the property which will require an open front to the property which would be uncharacteristic for the road. The parking arrangement although quoted in the Application Form as remaining is not possible and the property would require either two drop kerbs or an extended drop kerb across the whole frontage.
- Converting frontage to parking would breach Fleet Neighbourhood Plan Policy 15 whereby 50% should be retained as soft landscaping
- The Planning Application slightly misleadingly quotes materials as “ existing render; proposed render.” The implication being no change but in fact the existing building is brick to the ground floor and an old off white/yellow render to the first floor whereas the architectural drawings show white render to the ground floor and timber cladding to the upper floor which is not in keeping with local character
- Very relevant to this application is the recent appeal decision: Appeal Ref: APP/N1730/D/21/3287987 6 Fairland Close, Fleet, GU52 7LU. At paragraph 6 of the decision it states: *“Therefore the proposed two-storey front extension would harm the character and appearance of the area. As such, it would be contrary to Policy GEN1(i) of the Hart Local Plan (Replacement) 1996-2006, Policy NBE9 of the Hart Local Plan (Strategy & Sites) 2032 and Policy 10 of the Fleet Neighbourhood Plan. Collectively these seek high quality design and, in particular, development which promotes, reflects and incorporates the distinctive qualities of its surroundings. The proposal would fail to do this”*

In this Alton Rd application the inclusion of living accommodation at the second storey level (three storey house front elevation) the proposed materials and the open fronted parking arrangement all harm the character and appearance of the area

- To allow this proposal adjacent to No 22 would create a total mixture of architectural finishes and completely destroy any local character

PREVIOUS COMMENTS

21/00827/HOU

Fleet Town Council

Comment Date:

OBJECTION

' Effectively a new build

' Overdevelopment of site ' fully occupies plot and is effectively 3 stories high. The full height of the building adjacent to No.26 will dominate the gap between the buildings and create a long dark passageway.

' There are no other houses in Alton Road that have dormer windows on the 2nd floor facing into the street. The houses in the road are small and a lot are bungalows. This therefore would be very dominant and out of keeping with the street scene

' Garage too small under Hart's standards ' a dimensioned car parking plan should be submitted which also demonstrates meeting Fleet Neighbourhood Plan Policy 15, retaining 50% front as soft landscaping. On street parking not suitable replacement ' already problems on Alton road

' The distance from the front of the house means cars will just fit in with the boots right up to the pavement

' Juliet Balcony out of keeping

' No details of the usage for the 2nd floor. More bedrooms would mean more parking required/increased parking issues

' The proposal breaches Fleet Neighbourhood Plan Policy 10.1 in that it does not complement and does not integrate with neighbouring properties.

' Breaches Fleet Neighbourhood Plan Policy 10.2 in that the design does not reflect high quality local design or reinforce local distinctiveness.

' Breaches Fleet Neighbourhood Plan 10.3 the proposed property is not in keeping with neighbouring properties, by its mass and bulk it will impose itself on the street scene being overbearing and dominant

' Breaches Fleet Neighbourhood Plan 10.4 The front garden would be turned into an open parking lot which does not respect the character of local front boundaries.

' Breaches HLP policy GEN1 in regard to mass and bulk of development.

21/01853/HOU

Fleet Town Council

Comment Date:

OBJECTION

' This is changing from a modest 3 bedroom house to a substantial 4 bedroom house with a large accessible loft space with two dormer windows as well as roof lights and currently unidentified space that could be used as further bedrooms

' The proposal becomes a three storey house which is totally uncharacteristic in the road and employs materials that do not reflect local character ' out of keeping

' The proposal increases the roof area by 191% which needs to be controlled by the introduction of an appropriately designed SUDS system to avoid an increased flooding risk. In addition the property is developing a large structure in the rear garden which will increase the impermeable area again increasing flooding risk.

o There is no evidence the development employs SUDS to manage surface water run-off sustainably.

' The proposal shows the removal of the front boundary to create 3 parking spaces with the loss of all vegetation contrary to Fleet Neighbourhood Plan Policy 15 - Front Gardens.

o The open plan frontage is out of character with the local area, reduces biodiversity and carbon absorption through loss of vegetation. All parking will be to the front of the property as the integral garage is inadequately sized to accommodate a vehicle.

' The rear elevation incorporates a French window and Juliet balcony which will give oversight of the neighbouring gardens ' loss of privacy

' The bulk and height of the proposed development in close proximity to the NW boundary will cast a significant and persistent shadow onto the side of No.22A

' The proposed development breaches Policy GEN1 as a consequence of bulk mass height and use of materials.

' Breaches Fleet Neighbourhood Plan Policy 10 General Design Management Policy on account of development not complementing and being well integrated with neighbouring properties in the immediate locality in terms of scale, massing, separation, materials and access.

o The architectural design does not reflect high quality local design references and does not reflect or reinforce local distinctiveness.

' The proposed development will be over- bearing and dominate the existing street scene

' The proposed development is in breach of HDC Policy NBE10 design paragraph a)

22/00613/HOU

13 Kenilworth Road Fleet Hampshire GU51 3AT

[Erection of a single storey front, side and rear extension, replacement of door to ground floor side with window, provision of balcony to first floor rear and link extension from dwelling to existing detached garage, single storey side extension, alterations to fenestration and insertion of four rooflights to facilitate the conversion of the existing garage to habitable accommodation](#)

Comments required by 28 April

OBJECTION

- Proposal includes a considerable NW facing balcony, which would be in shade for the majority of the time and overlook two neighbouring gardens leading to a significant loss of privacy
- Existing garage is approx. 3m high x 13m long. The proposed overall development is 33m long. The No.11 neighbour would have a 33m (100 ft) run of wall and roof along their boundary, which could be oppressive. Poor design.
- It remains a 4-bedroom bungalow but includes an integral garage and space for 4 vehicles to the front of the property (effectively 3 in a row if vehicle in the garage – which is against Hart's standards)

22/00677/HOU

68 Holland Gardens Fleet Hampshire GU51 3NF

[Erection of a two storey side extension, replacement porch and alterations to windows and doors](#)

Comments required by 2 May

NO OBJECTION in principle to the proposed house amendments, but OBJECTION to parking - it requires whole of front garden to be converted to parking which breaches Fleet Neighbourhood Plan Policy 15 Front Gardens whereby 50% of existing garden to be retained as soft landscaping. The extensive loss of green space to front gardens to provide hard standing for cars negates much of the impact of planting additional trees to address climate

change. Even permeable hard standing allowed by central government ignores the loss of carbon absorbing green vegetation and the loss of biodiversity.

22/00639/HOU

Beech Ride Fleet Hampshire GU52 7XQ

[Erection of a single storey front infill porch extension, alterations to dormer window to front, part single storey part two storey part first floor rear extension, conversion of garage to habitable accommodation to include the replacement of the garage door with a bay window, insertion of a door to ground floor side and insertion of a rooflight to each side](#)

Comments required by 2 May

The proposed development of the house presents no harm to neighbours and generally the proposal is to maintain brickwork and roofing tiles as existing. The principal change is to convert to grey window frames.

NO OBJECTION in principle to alterations to house but OBJECTION to parking

There is a reduction in the number of bedrooms from 5 to 4 but with the loss of the garage means the front garden will be converted to hardstanding for parking – this breaches Fleet Neighbourhood Plan Policy 15 whereby 50% of the front garden should be retained as soft landscape to prevent loss of carbon absorbing greenery and a loss of biodiversity

22/00637/HOU

13 Westbury Gardens Fleet Hampshire GU51 3HS

[Erection of a first floor rear extension with three rooflights, hip to gable roof extension, replacement of window to ground floor rear with double doors and insertion of two rooflights to the front to facilitate the conversion of the loft to habitable association](#)

Comments required by 2 May

OBJECTION

- An increase from 3 to 4 bedrooms by moving 3 bedrooms into the loft space thus converting a property with no stairs into a chalet bungalow which is essentially contrary to Fleet Neighbourhood Plan Policy 11, Safeguarding Building stock for people of limited mobility. The only mitigating factor is the intention to maintain a bedroom with ensuite bathroom at ground level so there is some degree of maintaining accessibility for persons of limited nobility.
- The proposed parking arrangement would result in a total loss of the front garden to hard standing. Requires a parking plan to accommodate 3.5 vehicles and conserve as much green space as practically possible – Fleet Neighbourhood Plan Policy 15 states 50% should be retained as soft landscaping
- Suggest site plan is reworked – 3 cars and retaining some greenery would be more acceptable

22/00703/HOU

23 The Lea Fleet Hampshire GU51 5AX

[Part demolition of outbuilding and erection of a single storey side extension](#)

Comments required by 3 May

	<p>NO OBJECTION</p> <p>22/00598/HOU 10 Pondtail Gardens Fleet Hampshire GU51 3JP Erection of a single storey side and rear extension following demolition of existing outbuilding, replacement of window to ground floor front with door, extension of driveway, creation of patio, new gate and dropped kerb Comments required by 4 May</p> <p>NO OBJECTION in principle to the proposed modification to the building as it remains as a bungalow but OBJECTION to parking - the increase from 2 to 3 bedrooms and the loss of a garage means all parking would be to the front of the property. This breaches Fleet Neighbourhood Plan Policy 15 whereby 50% of frontage should be retained as soft landscaping.</p> <p>22/00495/HOU 2 Abbots Close Fleet Hampshire GU51 3RF Proposed roof dormer extensions to front and rear and erection of front porch. Comments required by 5 May</p> <p>Potential issue with the French Doors and Juliet Balcony to the new main bedroom but does not create a major overlooking problem as it looks onto the car park of the Ark Veterinary Surgery so NO OBJECTION</p> <hr/> <p>ACTION by Committee:</p> <p>There is a persistent problem of loss of soft landscaping to front gardens converted to car park hard standing as a consequence of house extensions including garage conversions. The Committee is sympathetic to the pressures on residents to extend existing properties and a possible mitigation measure that could permit creation of parking areas is a planting compensation requirement either as planting of additional trees or shrubs on site or a charge to allow additional/compensation planting on an appropriate site elsewhere within the Town area, is suggested for consideration. This could help with mitigation of climate change and loss of biodiversity and would allow the Committee to be more relaxed on parking issues. Proposal to be submitted to HDC.</p>
6	<p>To Note:</p> <p>Review of weekly lists</p>
7	<p>Noted:</p> <p>Hart Planning Meeting Dates</p> <p>15th June 2022</p>
8	<p>Date of Next Advisory Group Meeting</p> <p>9th May 2022</p>

Meeting closed: 7.40pm

Signed:.....

Date: