



## MINUTES OF DEVELOPMENT CONTROL COMMITTEE

### DEVELOPMENT CONTROL COMMITTEE

Meeting held on Monday 27<sup>th</sup> November 2023  
at 7pm in The Function Room, The Harlington

**Present:**

Cllr Schofield - Chair  
Cllr May  
Cllr Holt  
Cllr Hope

**Officers:** Charlotte Benham

1	<b>Apologies</b>  Apologies received from Cllr Robinson.
2	<b>Declarations of interest to any item on the agenda</b>  None Declared
3	<b>Public Session</b>  Two members of the public attended regarding 92 Connaught Road: <ul style="list-style-type: none"><li>- Believe can add another storey under permitted development however restrictions apply to this such as the existing footprint and materials.</li><li>- Have added wet room, downstairs bedrooms, ramps and wide corridors to permit accessible living.</li></ul>
4	<b>Approval of the Notes</b>  The minutes of the development and control advisory group meeting held on Monday 27 <sup>TH</sup> November were accepted as a correct record of the meeting.
5	<b>Applications to consider:</b>  23/01590/HOU Oaklands ,Broomrigg Road Hampshire, GU51 4LS <a href="#">Installation of one pair of timber electric vehicle access gates with timber posts</a> Comments required by 27 November <ul style="list-style-type: none"><li>• Heritage Statement totally fails to acknowledge the site falls within the NFCA where alterations to the front boundaries are key to the maintenance of the character of the conservation area.</li></ul>

- The neighbour that “supports” the application makes the statement that the gates are fairly dense and not open as more befits the local character. 5 bar timber gates are the most beneficial to the local character.
- Broomrigg falls in character Area 6 of the NFCA.  
Section 7 of the NFCA Character Appraisal and Management Proposals at 7.2 states:
  - The need to preserve and protect existing front boundaries and ensure that new works do not detract from the sylvan character of the conservation area.
  - This is repeated in Section 9.2 management proposals.
- The use of timber is preferred over metal gates and the lack of approach walls is to be commended.

OBJECTION as out of keeping in Conservation area - suggest use of a more open structured gate.

23/02422/HOU

31 George Road, Fleet, GU51 3PS

[Conversion of garage into habitable accommodation to include the replacement of the garage door with a window and pitched roof over and covered porch supported on timber post](#)

Comments required by 27 November

- No issue in principle with the proposed modification to the house, but the addition of a study together with a downstairs shower room, alludes to an additional bedroom which has the potential for associated parking.
- Parking plan as shown does retain some green space to the front garden but it is impractical. It does allow 3x 2.5x 5.0m parking spaces, but 2 out of 3 cars will require 2 car movements to extract 1 vehicle so it is impractical.

NO OBJECTION in principle to the house works but parking is an issue.

23/02414/HOU

24 Highland Drive, Fleet, GU51 2TH

[Demolition of existing single storey side element and erection of a two storey side extension, extend existing drive to form 3 car parking spaces with new footpath](#)

Comments required by 27 November

- Breaches Policy 15 of Fleet Neighbourhood Plan regarding conserving 50% of frontage as greenery which negatively impacts carbon absorption by the loss of greenery and reduces biodiversity.

NO OBJECTION in principle but note it does breach the Neighbourhood Plan Policy 15 Residential gardens.

23/02307/HOU

9 Brinksway, Fleet, Hampshire GU51 3LZ

[Erection of a rear conservatory following demolition of existing conservatory](#)

Comments required by 27 November

- There is a canalised stream nearby at the end of Winchcombe Close but no review of flooding appears to have been done.

- There are two TPO'd trees at the end of the garden, but no formal tree report submitted and no details of proposed tree protection works including fencing to prevent construction work invading the tree root zone.
- 45 degree rule needs checking in regards to neighbour at number 11.

OBJECTION until tree protection is agreed and flooding checked.

23/02083/HOU

West Hill Lodge ,115 Elvetham Fleet Hampshire GU51 4HW

[Demolition of existing garage and erection of garage with store at first floor](#)

Comments required by 30 November

- Existing garage is 3 x 3 x 2.6m high (25 m<sup>3</sup>) and new garage is 6 X 10 x 5.0m high which is the size of a modest bungalow – (300m<sup>3</sup>)
- The upstairs store room could be turned into living accommodation – if approved there should be a condition that it does not become independent living or a business space.
- Plot is in an area of the NFCA, that has been intensified.
- It appears to be screened from Westhill Gardens and from Elvetham Road by a belt of trees.
- Out of keeping to main house by mass.

OBJECTION - does not preserve or enhance the conservation area.

23/02448/HOU

12 Velmead Road, Fleet, GU52 7LJ

[Erection of two 1.8m high block work gate piers and 1.8m tall sliding gate across the driveway entrance, and 1m high fence to connect gate piers to existing 1m high boundary fence](#)

Comments required by 30 November

- This is already not in keeping with street scene as it has been totally white rendered except for a black extension to the front of the house. The house is side on to the road and so has 1.8m high close boarded fencing along Velmead Road to screen its back garden.
- This aluminium gate with 6 ft high block piers will only further change the character of area.
- The side fences to the gate are only 1m high so the gate provides limited security.

OBJECTION as out of keeping with and negatively impacts the local street scene.

23/02411/HOU

92 Connaught Road, Fleet GU51 3LP

[Erection of a two storey front extension, creation of first floor, demolition of existing conservatory and alterations to fenestration](#)

Comments required by 1 December

- This is the redevelopment of a 3 bedroom bungalow (building with no stairs) to a potentially 4-6 bedroom house.

- There is extensive development of 3 and 4 bedroom houses and even more 1 and 2 bedroom apartments, but there has been only 1 bungalow developed in the last 10 years and before the introduction of the Neighbourhood Plan there had been erosion of bungalow stock generally bought up for the development of 4 and 5 bedroom houses.
- It has to be determined if this a 4 bedroom house or potentially a 6 bedroom property. The latter would require 4 parking spaces dimensioned as 2.5 x 5.0m (under Hart's TAN) and the proposed layout would conflict with Policy 15, to retain 50% of the front garden to soft landscaping - this has negative impacts on carbon capture and biodiversity. If it is determined this is a 4 bedroom house the applicants noted they could amend the parking plan to conform with Policy 15 of the FNP and retain soft landscaping to the front garden.
- The argument for permitted development of the addition of floor to an existing building requires the extension to "sit" on the footprint of the existing building and match the style and finishes of the host building. It would not produce the applied for property
- The applicant has proposed to mitigate the breach of FNP Policy 11 by the addition of an accessible ramp to the front door, a downstairs wet room and potentially 2 downstairs bedrooms to retain single level living downstairs.

The proposal is in breach of Neighbourhood Plan, Policy 11.1

It is noted that mitigation has been proposed to accommodate accessible living at the ground floor, and suitable for multi-generational living but the end result remains a large two storey family home unsuitable for older persons to down size to (paragraph 3.4 FNP)

23/02424/HOU

136 Kings Road, Fleet, Hampshire GU51 3DU

[Conversion of garage into habitable accommodation, erection of a single storey rear extension and erection of a first floor side/rear extension](#)

Comments required by 6 December

- Initial issue is the parking plan as parking bays should now be 2.5m wide which requires 7.5 m width for 3 side by side and the plot is only 7m wide so is therefore inadequate.
- The three front bays shown would require a complete clearance of the front boundary and a drop kerb the full width of the property. This:
  - would be totally uncharacteristic for this area of Kings Road
  - would not allow vehicles to be able to turn on the site to exit in a forward direction and this is a busy road in the morning and afternoon with school traffic
  - would be a total breach of Fleet Neighbourhood Plan Policy 15, front gardens, due to a complete loss of any soft landscaping which negatively impacts biodiversity and carbon capture
- The proposed rear extension would have an impact on both adjacent neighbours through breach of the 45° rule on one side and a significant visual impact on the other due to a two storey blind wall being clearly visible from the rear of the neighbouring property.
- Out of keeping with street scene.

	<ul style="list-style-type: none"> <li>• Could be split into multiple dwellings in the future.</li> </ul> <p><b>OBJECTION</b></p> <p>23/02472/HOU  Eastwood House ,Queen Fleet Hampshire, GU51  <a href="#">Erection of a two storey side extension and conversion of loft into habitable accommodation to include rear dormer with a Juliet balcony</a>  Comments required by 6 December</p> <ul style="list-style-type: none"> <li>• This was an infill property in an infill area that totally changed the character of NFCA in the immediate area.</li> <li>• The house itself has no real architectural merit. The whole plot is virtually down to gravel.</li> <li>• There is limited tree cover again totally uncharacteristic of the NFCA.</li> <li>• The proposed ground floor extension has no architectural connection with the host building as it has a totally different design, character and materials.</li> <li>• Of concern is the proposed loft conversion with french doors and Juliet balcony at the roof level which gives a commanding view over several adjoining properties and will result in a loss of privacy to neighbours.</li> </ul> <p>OBJECTION – the extension is totally out of keeping with the host building, and the roof dormer causes a loss of privacy to neighbours. It neither preserves nor enhances the character of the NFCA</p> <p>23/02423/ADV  Nationwide Building Society Road, Fleet GU51 4DA,  <a href="#">Replace 1 no. Projecting signage with new 500mm. Existing Projecting sign to be painted to blue to match new fascia. Replace 1 no. Fascia and 1 no. Logo with 1 no. New blue fascia and 1 no. New 290mm logo height. Remove window message Building Society. Replace 1 no. ATM surround and decals with new. Replace statutory signage with new. Install new window message A good way to bank. Install new safety manifestation to doors and windows and post box number to be sprayed in grey</a>  Comments required by 6 December</p> <p><b>NO OBJECTION</b></p>
6	<p><b>Noted:</b></p> <p>The weekly lists</p>
7	<p><b>Noted:</b></p> <p><b>Hart Planning Meeting Dates</b></p> <p>13<sup>th</sup> December 2023</p>
8	<p><b>Date of Next Meeting</b></p> <p>Meeting on 18<sup>th</sup> December moved to Tuesday 19<sup>th</sup> December 2023 to be held in upstairs meeting room.</p>

**Meeting closed: 8.35pm**

**Signed:.....**

**Date: .....**