



## MINUTES OF DEVELOPMENT CONTROL COMMITTEE

### DEVELOPMENT CONTROL COMMITTEE

Meeting held on Monday 8<sup>th</sup> January 2024  
at 7pm in The RVS, The Harlington

**Present:**

Cllr Schofield - Chair  
Cllr Holt  
Cllr May  
Cllr Robinson

**Officers:** Charlotte Benham

1	<b>Apologies</b>  Apologies received from Cllr Hope.
2	<b>Declarations of interest to any item on the agenda</b>  None Declared
3	<b>Public Session</b>  None present.
4	<b>Approval of the Notes</b>  The minutes of the development and control advisory group meeting held on Tuesday 19 <sup>th</sup> December were accepted as a correct record of the meeting.
5	23/02549/AMCON 57B Elvetham Road, Fleet GU51 4QP <a href="#">Variation of Condition 8 attached to Planning Permission 17/02005/HOU dated 22/11/2017 to amend the approved plans for the garage Proposed roof pitch to be revised from 35 degrees to 43 degrees to provide greater roof void storage space</a> Comments required by 29 December <ul style="list-style-type: none"><li>• It is assumed that as the majority of the works were completed that the garage works are still legal development although the original 3 year period has lapsed.</li><li>• The principal dwelling was rendered white despite concerns that it was out of keeping with the character of the NFCA.</li></ul>

- The proposed amendment to the garage raises the ridge height from 5.0m to 5.7m (18.7ft) which is an increase of just over 2 ft. This is now the size of a small bungalow.
- There is no apparent need for the additional height except the space could be used to enable future accommodation.
- The only mitigating factor is the substantial hedge to the front boundary on Elvetham Road, otherwise this is a significant mass to the front of the property. It is potentially more visible to the adjoining neighbour.
- Key question is does this preserve or enhance the character of the Conservation Area and the answer is no.

OBJECTION

23/02657/HOU

28 Greenways, Fleet, Hampshire TXG

[Demolition of conservatory and erection of a single storey rear extension, front porch extension and partial garage conversion to include the replacement of one of the garage doors with a window](#)

Comments required by 29 December

- Plans appear to show that one garage has already been informally adapted as a gym and the residual garage is no longer deemed a parking space.
- A minimum of three spaces needs to be provided for a 4-bedroom house.
- Para 5.13 of Hart's new SPD requires a standard parking space to be 2.5 x 5m, 2 cars in tandem to be 2.5 x 11m and two cars side by side adjacent to a wall requires an additional 0.5m so the overall parking area needs to be 5.5 x 11m – according to the plans this looks like it would be a tight fit on the plot.
- A snug with a shower room at the ground floor could be readily used as an additional bedroom.
- Para 5.8 of the SPD defines any room that could be used as a bedroom but labelled as “office/study/family room will be treated as a bedroom” for the purposes of applying the parking standards unless evidence is provided otherwise. The parking provision therefore increases which will result in further problems trying to fit all the spaces onto the plot.

NO OBJECTION in principle to the extension but concern about parking issues and the potential breach of FNP Policy 15 front gardens.

23/02571/HOU

9 Beechwood Close, Church Fleet GU51 5PT

[Erection of a single storey front and side extension with pitched roof over and conversion of garage into habitable accommodation](#)

Comments required by 2 January

No issues with the proposed development of the host building however 4 bedrooms requires a minimum of 3 parking spaces - 3 cars wide adjacent to the boundary fence will require 8m in width which will occupy the majority of the front garden contrary to Fleet Neighbourhood Plan Policy 15 Front Gardens, which requires 50% of frontage to be retained as soft landscaping.

NO OBJECTION in principle to the extension but concern about parking issues

23/02684/GPDBUH

92 Connaught Road, Fleet, GU51 3LP

[Construction of additional storey within the limitations of Part 1 Class AA of the consolidated General Permitted Development Order](#)

Comments required by 4 January

This is the Permitted Development fall back for the breach of Fleet Neighbourhood Plan Policy 11, retention of bungalows. It appears to have been constrained within the permitted development limitations so unable to object but it is still the loss of a bungalow so breaches the Neighbourhood Plan.

23/02468/GPDCOM

12 Reading Road South Hampshire GU52 7QL

[Change of Use from Class E \(retail\) to C3 \(residential\)](#)

Comments required by 4 January

- Poor design – no bathroom access for one bedroom without entering through other.
- No parking provision.
- Just meets minimum size standard conversion from retail to residential. OBJECTION in principle, poor design and no on-site parking provision.

23/02650/HOU

6 Woodlark Mews, Fleet, GU51 3HG

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

Comments required by 10 January

- Plans show a front dormer, but elevations show a rear dormer – need clarification which is correct.
- Objection letter from Berkeley Homes Managing Agent states that planning cannot be sought to amend properties unless Berkley Homes and neighbours support and that support has not been secured.
- These are conditions outside the planning process, but as a consequence the application cannot be supported.

23/02586/HOU

31A Wood Lane, Fleet, Hampshire GU51 3EA

[Demolition of garage and utility room and erection of a two storey side extension \(to include replacement garage\) and new entrance porch](#)

Comments required by 10 January

- Extension to the host property looks acceptable and well blended.
- The residual/ extended garage does not comply with Hart's standards and is discounted as a garage under Hart's newly adopted SPD.
- Potential breach of Fleet Neighbourhood Plan Policy 15 front gardens and especially as one tree is removed - need demonstration of maintaining biodiversity and carbon capture.

OBJECTION until parking plan submitted to front garden that accommodates at least 3 cars and provides permanent protection to the rootzone of the TPO'd oak tree.

23/02617/FUL

Osborne Court ,Albert Street Hampshire, GU51 3YG

[Replacement of existing timber windows with Rosewood on white PVCu with styles to match existing](#)

Comments required by 11 January

NO OBJECTION

23/02616/HOU

37 Albert Street, Fleet, Hampshire, GU51 3RL

[Demolition of existing conservatory and erection of a two storey rear extension](#)

Comments required by 11 January

- Raised a holding objection to the earlier application for the issue of parking.
- Applicant now has approval for a full width dropped kerb to allow parking to the front of the property.
- Depth of front garden does not meet the 5m standard so parking would need be at an angle in order to get two cars onto the front of the property.
- Will cause a loss of on street parking but HCC have control of the highway and have approved it therefore

NO OBJECTION

23/02715/HOU

31A Avondale Road,Fleet GU51 3LE

[Erection of a part single, part two storey part first floor rear extension and insertion of a glazed lantern to existing single storey rear extension](#)

Comments required by 11 January

- This property 22/02115/HOU secured planning approval at the end of 2022. The originally proposed extension was to the side of the property over the garage - it did not extend to the rear of the property.
- Although building closer to No.31 it would have a lesser impact on the light afforded to No.31.The design also reduced the ridge height of the extension below that of the host building.
- The extension to the rear although apparently further away from No.31 has two affects:
  - It will remove early morning sunlight from the downstairs and particularly the conservatory and kitchen of No.31 until such time as the sun rises above the ridge level.
  - It is overbearing on the area immediately to the rear of No.31 and again the conservatory area.

OBJECTION due to loss of light to No.31 and overbearing nature of development

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>10<sup>th</sup> January 2024</p>
8	<p><b>Date of Next Meeting</b></p> <p>22<sup>nd</sup> January 2024</p>

**Meeting closed: 8.10pm**

**Signed:**.....

**Date:** .....