



MINUTES OF DEVELOPMENT CONTROL COMMITTEE

DEVELOPMENT CONTROL COMMITTEE

Meeting held on Monday 9th September
at 7pm in The Function Room, The Harlington

Present:

Cllr Holt
Cllr Robinson
Cllr Schofield

Absent: Cllr Hope

Officers: Charlotte Benham, Rita Tong

1	Apologies Cllrs Chenery
2	Declarations of interest to any item on the agenda None declared
3	Public Session None present
4	Approval of the Minutes The minutes of the development and control advisory group meeting held on Tuesday 27 th August were accepted as a correct record of the meeting.
5	24/01618/HOU 12 Little Copse Fleet Hampshire GU52 7UQ <u>Creation of a first floor, erection of a part single part two storey front and side extension following demolition of existing garage, replacement of front door and erection of a porch, erection of a part single part two storey rear extension following demolition of existing dining room, widening of dropped kerb and alterations to fenestration to ground floor side</u> Comments required by 10 September <ul style="list-style-type: none">This is the conversion of a bungalow to a house which breaches Fleet Neighbourhood Plan Policy 11, safeguarding building stock for people of limited mobility including people with disabilities and older residents.

- Recent forecasts show a progressively aging population for the Hart area and so the need for appropriate housing will become more important especially for older residents who wish to downsize and release large stock suitable for family accommodation.
- Inadequate parking for what could potentially be a 4-5 bedroom property

OBJECTION

24/01473/HOU

Canal Studio 69 Crookham Road Fleet GU51 5DT

[Retention of replacement garden pergola](#)

Comments required by 11 September

- This property falls within the Basingstoke Canal Conservation Area.
- It potentially avoids breaching Fleet Neighbourhood Plan Policy 14 as it was developed before the Plan came into being.
- It is totally out of keeping with the surrounding area however it is replacing what was already there so cannot object

24/01667/HOU

83 Aldershot Road Fleet Hampshire GU51 3NW

[Erection of a single storey rear extension following demolition of existing conservatory, removal and raising of the roof to allow the conversion of the loft to habitable accommodation to include the removal of the chimneys, the insertion of two rooflights to the front, the insertion of one rooflight to the side and the erection of one dormer to the rear](#)

Comments required by 12 September

- The colouring of the proposed elevations potentially exaggerates the impact of the roof extension which increases the bulk of the roof area .
- It appears the adjacent property has changed the roof profile to achieve a similar result.
- It potentially breaches Fleet Neighbourhood Plan Policy 11 as it adds a staircase and a floor to a bungalow, but it does retain two bedrooms and a bathroom at ground floor level – effectively becoming a chalet bungalow.
- The whole front garden is converted to concrete and will therefore accommodate three vehicles although it does not comply with Neighbourhood Plan Policy 15.

OBJECTION – breaches Neighbourhood Plan Policies 11 & 15 but recognise they are retaining downstairs bedroom and bathroom

24/01362/HOU

Grayling Reading Road North Fleet Hampshire GU51 4HR

[Demolition of existing single storey rear extension and erection of a two storey rear extension with ground floor infill, first floor side extension with gable end roof. Replacement of all existing windows. Existing brick work to be rendered and painted white.](#)

Comments required by 12 September

- This is development in the NFCA and NFP Policy 16 states “development shall retain the architectural features of the existing buildings and extensions shall compliment and reinforce the character of the principal building.
- Policy 16.3iii - follow historic precedent as to traditional form in terms of height, bulk, the use of vernacular materials and detailing and the grain of development.
- Relevant parts of the NFCA Character Appraisal and Management Proposals state:
 - Para 7.2 - the need to prevent unsympathetic changes to the existing houses such as oversize extensions or changes to the elevations and details
 - Para 9.2 – Recommendations: The District Council will encourage property owners to retain the architectural features of the their buildings and will refuse planning applications for extensions which are considered to be either too large or badly designed.
- This is an attempt to bring a 1930’s building up to a 21st century architectural style.
- The referencing of other buildings which are rendered white ignores the fundamental character of the buildings which are of their time and generally reflect the character of the Conservation Area

OBJECTION

24/00603/HOU

Dray House , Broomrigg Road, Fleet, Hampshire, GU51 4LR

[Installation of air conditioning units to ground and first floor](#)

[Amended Plans: Specification for air conditioning units and Acoustic report.](#)

Comments required by 11 September

- Acoustic assessment has been carried out which has removed the Environmental Health Officer’s objection.

NO OBJECTION to noise but simple screening to reduce the aesthetic impact of the equipment would be beneficial

24/01676/HOU

The Willows,1 Fugelmere GU51 3BB

[Erection of a rear conservatory](#)

Comments required by 20 September

Only apparent harm will be to take light off the rear of No.2, the adjoining building, due to the 4m deep extension.

NO OBJECTION in principle as long as impact on neighbour is minimal.

24/01591/HOU

1 Kerry Close,Fleet, GU51 2UF

[Erection of a single storey side extension and conversion of garage to habitable accommodation to include the replacement of the garage door with a window](#)

Comments required by 20 September

- This is remodelling the ground floor to introduce a downstairs bedroom and shower room.
- 4 bedrooms requires 3.5 parking space but only 3 spaces look to be accommodated on site

	<ul style="list-style-type: none"> • Possible breach in Neighbourhood Plan Policy 15, conversion of front garden to hard standing to accommodate parking • Current parking plan looks impractical – one car cannot enter/exit space without moving other two <p>NO OBJECTION in principle subject to confirmation of adequate parking that meets Hart’s standards</p> <p>24/01579/HOU West Hill Lodge, 115 Elvetham Road, Fleet, GU51 4HW, Extension to dropped kerb Comments required by 20 September</p> <p>Appears to have no impact except to the kerb line. Does it improve access/egress from the property? NO OBJECTION</p>
6	<p>To Note:</p> <p>Review of weekly lists</p>
7	<p>Noted:</p> <p>Hart Planning Meeting Dates</p> <p>18th September</p>
8	<p>Date of Next Development Control Committee Meeting</p> <p>Monday 23rd September</p>

Meeting closed: 7.45pm

Signed:.....

Date: