



MINUTES OF DEVELOPMENT CONTROL COMMITTEE

DEVELOPMENT CONTROL COMMITTEE

Meeting held on Monday 22nd August 2022
at 7pm in The Function Room, The Harlington

Present:

Cllr Hope
Cllr Schofield
Cllr Robinson

Also Present: Rochelle Halliday

Officers: Charlotte Benham

1	<p>Apologies</p> <p>Cllrs Krishnamurthy, Holt and May</p> <p>To note Cllr May has also given belated apologies for the last meeting on the 9th August due to sickness.</p>
2	<p>Declarations of interest to any item on the agenda</p> <p>None declared</p>
3	<p>Public Session</p> <p>None present</p>
4	<p>Approval of the Notes</p> <p>The minutes of the development and control advisory group meeting held on Monday 9th August were accepted as a correct record of the meeting.</p>
5	<p>22/01599/HOU 73 Greenways Fleet Hampshire GU52 7XD Erection of a single storey side extension. Comments required by 24 August</p> <p>Modest rear extension with no impact on the street scene or on neighbours except for the possibility of a loss of privacy with a side door opening onto the boundary with the neighbour - could ask for a condition or confirmation that there is or will be a 1.8m fence or hedge to screen the neighbouring property Otherwise NO OBJECTION</p>

22/01588/HOU

10 Tavistock Road Fleet Hampshire GU51 4EH

[Erection of a two storey side extension and single storey front and rear extensions, hard and soft landscaping and alterations to windows and doors.](#)

Comments required by 25 August

Page 6 D&A Report - description of the proposed extensions:

“The additions will be finished in matching brick elevations with replacement grey composite render over under a new slate roof. Contemporary detailing and finishes will include a new zinc storm porch with timber inserts, with replacement windows in PPC anthracite grey.”

Page 8 of the D&A: Paragraph 130 states that planning policies and decisions should ensure that developments:

“a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities)”

Fleet Neighbourhood Plan Policy 10 General Design Management

10.1 Development shall complement and be well integrated with neighbouring properties in the immediate locality in terms of scale density massing separation layout materials and access.

10.2and reflect and reinforce local distinctiveness.

The immediately surrounding properties are similar in scale and design but with a variety of finishes to the front elevation

Application is not totally in keeping but NO OBJECTION

22/01353/HOU

36 Church Road Fleet Hampshire GU51 4NB

[Demolition of utility room and erection of a single storey rear/side extension.](#)

Comments required by 26 August

The mixed styles of the proposed extensions detracts from the original character of the historic building -but, there is a significant extension to the kitchen/dining area in a more modern style with multiple windows and a flat roof with a lantern which has already compromised the integrity of the original building. However the property is not seen from road so NO OBJECTION

22/01557/HOU

11 Loxwood Avenue Church Crookham Fleet Hampshire GU51 5NS

[Erection of a box dormer on rear elevation and alteration of existing window sizes on side elevation.](#)

Comments required by 29 August

Creating an extensive dormer across the rear of the property to create additional internal space for two bathrooms and an enlarged bedroom. Adequate parking space on site. Not best design but NO OBJECTION

22/01559/HOU

11 Florence Road Fleet Hampshire GU52 6LG

[Demolition of front porch and conservatory and erection of a single storey rear extension and replacement porch. Installation of solar panels and dropped kerb](#)

Comments required by 30 August

- The block plan looks a little misleading. This is a significant rear extension that more than doubles the living space.
- Solar panels as permitted development
- No significant impact on neighbours - Solar panels are at first floor level, but adjacent properties are bungalows so no visual impact therefore

NO OBJECTION

22/01637/HOU

4 Forest End Fleet GU52 7XE

[Demolition of garage and utility room and erection of a two storey side extension to include replacement garage, single storey front extension and single storey rear extension](#)

Comments required by 31 August

OBJECTION

- Extension is close to the boundary with the neighbouring property, approx. 3 m away and extension is 4.3m to gutter height so will cast a shadow onto the neighbouring property no.2
- Rear extension extends 4m beyond original building line so will infringe on neighbour's – loss of light
- Proposed garage does not meet Hart's standards so all parking to front garden as shown would breach Fleet Neighbourhood Plan Policy 15, Residential front gardens: that proposals should retain at least 50% of original garden to soft landscaping, doing otherwise will have a negative impact on biodiversity and carbon absorption
- Acknowledge Permitted development rights to use permeable surfaces to front gardens which is contrary to government's net zero ambitions. In event of intense rainfall permeable blocks will shed water

22/01669/HOU

95 Connaught Road Fleet GU51 3QX

[Erection of a part single part two storey rear extension following demolition of existing conservatory, demolish existing porch, internal alterations to allow the annex to be integrated back into the dwelling, reduce size of two windows to ground floor side, block up one window to ground floor side, insert door and window to ground floor side, replace sliding doors to ground floor rear with bi-fold doors and insert double doors to ground floor other side](#)

Comments required by 2 September

Development is contained over the existing footprint.
Drawing shows the front garden given over to parking which is the current situation so NO OBJECTION

22/01661/HOU

Yarrells Birch Avenue Fleet Hampshire GU51 4PB

[Proposed fenestration alterations and external material changes](#)

Comments required by 2 September

Change from a very traditional white render and brick chalet bungalow to a coloured paint finish and change in the style of windows. Outside of North Fleet Conservation Area so NO OBJECTION

22/01631/HOU

17 Linkway Fleet Hampshire GU52 7UN

[Erection of a single storey rear extension, single storey side infill extension and removal of steps, replace ground floor front window with door and window and creation of steps, replace ground floor side door with window and removal of steps and replace ground floor side window with french doors and creation of steps](#)

Comments required by 2 September

- Assuming the semi attached bungalow is a mirror image of No.17 the proposed infill extension will take some light from the back window of the adjoining property. This would appear to be a bedroom and not a principal living room. Question if there an issue with loss of light and infringement of the 45⁰ rule?
- previous application 21/03219/ was refused on the grounds of the loss of light on the neighbouring property. The side extension has been reduced from 4.5 to 3.9m but not that much of a reduction

NO OBJECTION subject to no major loss of light to neighbour

22/01694/HOU

3 Camden Walk Fleet Hampshire GU51 3EW

[Demolition of carport and erection of a single storey side extension to include replacement garage, conversion of garage into habitable accommodation, raise roof of utility room and alterations to utility room door/window](#)

Comments required by 5 September

- Current parking plan shown as 3 cars parked in series down one side of the property which is against Hart's standards
- The garage and the car port spaces will be lost and the proposed new garage does not meet Harts minimum standards and a single garage is no longer deemed a parking space reference new 'cycle and car parking in new developments' August 2022
- To retain three parking spaces on site would require a significant proportion of the front garden to be converted to parking, potentially in breach of Fleet Neighbourhood Plan Policy 15, Residential Front Gardens. Although Causal Flood Plan 2 indicates a proposed parking plan utilising the garage and two vehicles parked side by side which could comply with Policy 15

	<ul style="list-style-type: none"> To form an open frontage for parking would be out of character with the adjacent properties as the significant majority of properties on this estate have retained a green frontage <p>OBJECTION on grounds of parking and the impact on the character of the local area due to loss of green space to frontage</p> <p>22/01063/HOU 36 Sycamore Crescent Church Crookham Fleet Hampshire GU51 5NN <u>Erection of single storey side and rear extensions following demolition of existing sunroom and store, part single storey part first floor other side extension, conversion of garage to habitable accommodation and blocking up of window to first floor side</u> Comments required by 5 September</p> <ul style="list-style-type: none"> Property is in the Basingstoke Canal Conservation Area, but the surrounding development is of no significant architectural value Three bedrooms require three parking spaces – with the loss of the garage three spaces are required to the front of the property. There is potentially sufficient space to the front of the property to not compromise Fleet Neighbourhood Plan Policy 15, but will require a dimensioned parking plan to prove it parking space now set at 2.5 x 5m The proposed extension does increase the mass of the property but the increase in plan area is primarily at the ground floor level and will not have a significant detrimental impact on the neighbouring properties <p>NO OBJECTION subject to a dimensioned parking plan that accommodates Fleet Neighbourhood Plan Policy 15 and the new 'cycle and car parking in new developments' standards</p>
6	<p>To Note: Review of weekly lists</p>
7	<p>Noted:</p> <p>Hart Planning Meeting Dates</p> <p>21st September 2022</p>
8	<p>Date of Next Advisory Group Meeting</p> <p>12th September 2022</p>

Meeting closed: 8pm

Signed:.....

Date: