



MINUTES OF DEVELOPMENT CONTROL COMMITTEE

DEVELOPMENT CONTROL COMMITTEE

Meeting held on Monday 10th January 2022
at 7pm in The Function Room , The Harlington

Present:

Cllr Hope - chairman
Cllr Robinson
Cllr Leslie Holt
Cllr Kuntikanamata
Cllr Jasper

Officers: Charlotte Benham – Projects/Committee Officer

1	Apologies Cllr Schofield
2	Declarations of interest to any item on the agenda None declared
3.	Public Session None
4	Approval of the Notes The notes of the development and control advisory group meeting held on Monday 20 December were accepted as a correct record of the meeting.
6	21/03130/HOU 25 Chestnut Grove Fleet Hampshire GU51 3LN <u>Erection of a single storey rear and side extension to include replacement garage and amendments to fenestration</u> Comments required by 3 January NO OBJECTION 21/03098/HOU 12 Regent Street Fleet Hampshire GU51 3NR <u>Erection of a single storey rear extension and first floor side extension.</u> Comments required by 3 January Unmarked room on first floor could be classed as third bedroom in which case no additional parking provisions have been made

OBJECTION pending submission of parking plan that meets harts standards

21/02969/HOU

69 Dukes Mead Fleet Hampshire GU51 4HD

[Erection of a first floor front, rear and side extensions.](#)

Comments required by 3 January

NO OBJECTION

21/02582/HOU

150 Clarence Road Fleet Hampshire GU51 3XR

[Erection of a part single storey part first floor rear extension, two storey side extension, block up door to ground floor side, replace window to ground floor side with door and windows and insert window to first floor side](#)

Comments required by 4 January

Potential infringement of 45⁰ rule as distance to rear of adjoining neighbour not clear but otherwise NO OBJECTION

21/03149/PRIOR

27 Greenways Fleet Hampshire GU52 7XG

[Erection of a single storey rear extension](#)

Comments required by 5 January

No plans, no elevations and no dimensions provided, therefore OBJECT on the grounds of lack of information to make judgment

21/02933/HOU

35A Basingbourne Road Fleet GU52 6TG

[Erection of a single storey rear extension. \(Part of which is completed under permitted development rights\), raising main roof ridge to create habitable accommodation with dormers to front and roof windows to rear, alterations to front elevation and replacement double garage.](#)

Comments required by 5 January

There are a number of inconsistencies that need resolution before this can be commented on. OBJECTION at this stage for lack of clarity of what is actually being proposed.

- Local neighbours have raised a number of discrepancies especially over the accuracy of the existing plans and elevations - the supposed garage is shown as a flat roof, but Google Maps clearly shows a very large pitch roof structure that is claimed to be living accommodation – is this to be demolished and replaced with a double garage including a toilet?
- There is a discrepancy in the use of materials, a mix of white and brown window frames?

21/03166/HOU

35 Springwoods Fleet Hampshire GU52 7SU

[Proposed single storey rear extension, with changes to fenestration to existing side elevation.](#)

Comments required by 6 January

NO OBJECTION to current proposal, only objection is to permitted roof extension with French doors due to overlooking concern.

21/03148/HOU

76 Church Road Fleet Hampshire GU51 4LY

Demolition of conservatory and erection of a single storey rear extension and conservatory.

Comments required by 6 January

- There is a significant hedge between 76 and the neighbouring property 74. The existing conservatory is to be used but will extend 5.8 m beyond the rear of the existing property.
- An arboreal survey and tree protection plan needs to be submitted to ensure the integrity of the boundary hedge and as plot is located in the North Fleet Conservation Area, trees are an important characteristic.

NO OBJECTION subject to submission of tree survey and plans mentioned above.

21/03070/HOU

79 Westover Road Fleet Hampshire GU51 3DE

Erection of a single storey side and rear extension and new front door and windows.

Comments required by 6 January

OBJECTION

- Rear extension is 5m beyond the current rear elevation and 3.6m high.
- Infringes 45° rule with adjoining neighbour and will take light off the back of the adjoining house
- Proposed floor plan references bedrooms 2 & 3, but no change proposed to first floor – is bedroom 1 downstairs labelled as something else, snug?
- Need parking plan that meets harts standards

21/02924/HOU

30 Shire Avenue Fleet GU51 2TB

Erection of a free standing gazebo

Comments required by 7 January

3m high structure immediately adjacent to the fence may take some light off the neighbouring garden through the afternoon but otherwise NO OBJECTION but suggest gazebo is mover over a bit off boundary

21/03096/HOU

6 Guildford Road Fleet Hampshire GU51 3EN

Erection of a single storey side extension

Comments required by 11 January

Limited on-site parking - no change in the number of beds, no loss of a garage but loss of parking area to extension. NO OBJECTION subject to parking plan

	<p>that meets harts standards</p> <p>21/03147/FUL Girl Guides Hut Basingbourne Road Fleet GU52 6TQ <u>Installation of a free-standing timber canopy.</u> Comments required by 11 January</p> <p>Full Council approved them seeking planning permission so NO OBJECTION</p> <p>21/03151/HOU 10 Westover Road Fleet GU51 3DG <u>Erection of a single storey rear extension following demolition of existing conservatory and extension, extension of rear dormer window, blocking up of ground floor side door and window and creation of ground floor side door and window</u> Comments required by 13 January</p> <p>NO OBJECTION but drawings may be flawed – on roof plan part of the rear dormer is extended forward off the existing rear face but with a constant slope to the roof this end of the dormer would be lower than the existing gutter line, but it is shown at the same level in the rear elevation.</p> <p>21/03089/HOU 95 Connaught Road Fleet GU51 3QX <u>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</u> Comments required by 21 January</p> <p>Existing property is a ground floor self-contained flat and a 4 bedroom house. The proposal removes the flat and reverts to a 4 bedroom house which improves the elevations and potentially reduces parking requirement so NO OBJECTION</p>
7	<p>Noted:</p> <p>Weekly List</p>
8	<p>Noted:</p> <p>Hart Planning Meeting Dates</p> <p>12th January 2022</p>
9	<p>Date of Next Advisory Group Meeting</p> <p>24th January 2022</p>

Meeting closed: 7.55pm

Signed:.....

Date: