



MINUTES OF DEVELOPMENT CONTROL COMMITTEE

DEVELOPMENT CONTROL COMMITTEE

**Meeting held on Monday 13 September
at 7pm in The Function Room , The Harlington**

Present:

Cllr Hope - chairman
Cllr Jasper
Cllr Robinson
Cllr Kuntikanamata

Absent:

Cllr Carpenter

Officers: Charlotte Benham – Projects and Committee Officer

1	Apologies Cllr Schofield, Cllr Holt
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 23 August were accepted as a correct record of the meeting.
6	21/01537/HOU 63 Victoria Road Fleet Hampshire GU51 4DW <u>Replacement of front door, replacement of windows throughout property, painting of the house exterior brick. and Installation of exterior cladding on first floor dormer. Change one window to patio doors on the rear elevation and one door to be replaced by a window on the side elevation</u> Comments required by 15 September OBJECTION <ul style="list-style-type: none"> Dormer hung in green/grey tiles is fairly uncharacteristic in the area The proposal is to paint a red brick building white. There is a mixed style of housing in the immediate area and while some have full and partial elevations in traditional white render, the dark grey horizontal boarding would be relatively dominant on the front

elevation dormer and the dark grey windows and modern front door are quite uncharacteristic within the conservation area.

- The NFCA character appraisal and Management Proposals at page 24 Section 7 Issues 7.2 Maintaining the existing buildings and their plots
The need to prevent unsympathetic changes to the existing houses, such as oversize extensions or changes to the elevations and details.
- Breaches Fleet Neighbourhood Plan POLICY 10 General Design
Development should complement and be well integrated with the neighbouring properties in terms of scale, density, massing separation, layout, material and access
- Breaches Fleet Neighbourhood Plan Policy 17 NFCA 2 – Development should retain the architectural features of the existing building

21/01942/HOU

Lomond 1A Pondtail Road Fleet GU51 3JW

Erection of a first floor front extension, blocking up of ground floor side window, insertion of ground floor front window, insertion of first floor side window and creation of internal staircase reducing the length of the garage to 4.9m

Comments required by 13 September

OBJECTION

Previous comments stand – only change appears to be addition of a window

' Overdevelopment of the site.

' Out of keeping with street scene ' brings building to edge of plot/pavement with no windows so a two storey blank brick wall adjacent to the pavement.

' Breaches Fleet Neighbourhood Plan Policy 10

- 10.1 does not complement or integrate with neighbouring properties in scale, massing and separation

- 10.2 it is not high quality design that reflects high quality local design references

- 10.3 it produces a bulky featureless appearance (two storey blank brick wall) in a dominant position. Overbearing in the existing street scene.

' Reduction in depth of garage means parking for three cars needed not including the garage ' a parking plan that meets Hart's standards is needed showing ability to manoeuvre to leave the site safely in a forward direction onto a busy road on a blind corner

' Due to its location a detailed study should be done to determine how the builders and their vehicles will work on the busy road next to the traffic lights. As a minimum there needs to be restrictions on times for deliveries to avoid the school opening and closing times when the road is heavily used by parents of Velmead School.

21/01976/HOU

19 Colbred Corner Fleet Hampshire GU51 2UE

Erection of two storey front and single storey rear extensions

Comments required by 17 September

OBJECTION

- Appears to breach 45 degree rule
- As a two-bedroom house it requires 2 parking spaces – parking plan needs submitting that meets Harts standards. Does the extension leave enough depth for parking 4.8m minimum?

21/01985/HOU

12 Brinksway Fleet GU51 3LZ

Erection of a two storey rear extension, replacement of flat roof with pitched roof, removal of shed, conversion of garage to habitable accommodation, replacement of window to ground floor side with bi-fold doors and insertion of window to first floor side

Comments required by 15 September

Proposal improves the overall look of the development

NO OBJECTION

Subject to a parking plan that meets harts standards - 4 bed house with the loss of a garage requires 3 parking spaces on site.

21/02066/HOU

124 Kings Road Fleet GU51 3DU

Erection of a hip to gable extension on the front elevation and dormer windows to the side elevations, single storey extension to link the detached garage to the dwelling, replacement of bay window to front with front door and blocking up of existing front door, alterations to doors and windows to ground floor side and rear and rooflights to one side, conversion of garage to habitable accommodation to include the replacement of the garage door with a window, the insertion of a window to the rear, a door to the side and rooflights in both side roofslopes

Comments required by 16 September

OBJECTION

- Proposed roof extension has side dormers with 3 bedrooms having side facing windows that will directly overlook neighbours.
- loss of garage means all parking has to be to front of property which has a stream cutting diagonally across the site so is it practical?
- Kings Road is a busy and fast road – need dimensioned parking plan that meets harts standards and demonstrates ability to turn on site and exit in a forward direction

21/02068/HOU

32 George Road Fleet GU51 3PS

Erection of a first floor front extension, replacement of flat roof to bay window with pitched roof, conversion of garage to habitable accommodation to include the replacement of the garage door with a window and the replacement of the door and windows to ground floor rear with bi-fold doors

Comments required by 20 September

OBJECTION

- There appears to be something wrong with the plans as there appears to be nothing to support the upstairs bathroom on the ground floor?
- Loss of garage means the whole of the front garden will be converted to hard standing in breach of Fleet Neighbourhood Plan Policy 15 Front gardens – 50% to be retained as soft landscaping.

21/02097/HOU

<p>22 Woodcote Green Fleet GU51 4EY Erection of a part two storey part first floor front extension, single storey rear extension and blocking up of one window to first floor rear Comments required by 15 September</p> <p>NO OBJECTION Subject to a condition for the protection of all of the trees at the front of the property</p> <p>21/02116/PRIOR Willow House Elms Road Fleet Hampshire GU51 3EG Removal and raising of roof and insertion of three rooflights to the rear and a window to each side to create an additional storey of habitable accommodation within the roofspace Comments required by 8 September</p> <p>OBJECTION</p> <ul style="list-style-type: none"> • changes the roof pitch through 90 degrees and raises the ridge height by 1.49m = 5ft/ • the surrounding properties are conventional 1 and 2 storey buildings and so the new ridge line will be out of keeping with surrounding area – does it need to be so high? Could house not be bigger but lower? • The front elevation is the most vertically distorted. The width to height of the existing building is 0.9 whereas the proposed development changes this ratio to 1.15 - out of character with the proportions of the surrounding buildings. • It is positive that the proposal would retain the existing building materials, but the proposed changes would have a significant impact on the character and proportions and create a dominant building within the local scene. <p>21/02133/HOU 68 Holland Gardens Fleet Hampshire GU51 3NF Demolition of garage and erection of a single storey side extension Comments required by 17 September</p> <p>NO OBJECTION Subject to ensuring that the minimum practical area is taken for onsite parking and soft landscaping is retained to comply with Fleet Neighbourhood Plan Policy 15.</p> <p>21/02143/HOU 14 Kerry Close Fleet GU51 2UF Erection of a single storey rear extension following removal of existing shed Comments required by 20 September</p> <p>NO OBJECTION However precautions need to be taken to ensure the protection of the tree shown on the plans but only roughly located - could impact foundation design.</p> <p>Suggest an obscure glazed window or a false window in only the outer skin of the blank cavity wall would improve the street scene</p>

<p>21/02147/HOU 107 Kenilworth Road Fleet Hampshire GU51 3AY Erection of a single storey rear extension with side elevation fenestration alterations Comments required by 20 September</p> <p>NO OBJECTION</p> <p>21/02166/HOU 9 Guildford Road Fleet Hampshire GU51 3EN Demolition of existing garage and erection of a two storey rear extension, attached garage and front porch, alterations to windows and doors. Comments required by 21 September</p> <p>NO OBJECTION Existing garage already infringes 45⁰ rule to neighbour - only change is flat roof increased to a pitched roof</p> <p>21/01654/HOU Kingswood House Stockton Avenue Fleet GU51 4NP Erection of a single storey side extension and alterations to windows and doors. Comments required by 21 September</p> <p>In North Fleet Conservation Area but lacks significant visibility. Intention is to maintain the general appearance of the house and to protect trees during construction. Only question is why they need to increase the area of the drive? NO OBJECTION</p> <p>21/01137/HOU 9 Lestock Way, Fleet, GU51 3EB Erection of a part two storey part first floor side extension, part single storey part two storey rear extension, replacement of window to ground floor rear with double doors and alteration to windows to first floor front and rear Amended plans: 1 Reduction in the depth of the extension and change from Juliet balcony to a window. Comments required by 8 September</p> <p>application withdrawn</p> <p>21/01901/HOU 91 Willowbourne Fleet GU51 5BP Erection of a single storey rear extension Comments required by 22 September</p> <p>OBJECTION</p> <ul style="list-style-type: none"> • Extension infringes on 45⁰ rule with immediate neighbour • Would be a significant issue with construction works traffic - in view of the high-density development and narrow roads should it be approved there should be a condition on working times Monday to Friday and Saturday mornings only, no Sundays. <p>21/02020/HOU</p>
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	<p>16B Cove Road Fleet GU51 2RN Erection of a single storey side extension Comments required by 22 September</p> <p>NO OBJECTION Tree protection is the most significant issue and appears to be adequately covered except the protective fencing appears to restrict access to the actual works site.</p> <p>21/02184/HOU 17 Albany Close Fleet GU51 3PY Erection of a single storey side and rear extension Comments required by 22 September</p> <p>NO OBJECTION in principle however</p> <ul style="list-style-type: none"> • Reference on the drawing to parapet wall not being required if No18 (adjoining semi) has same roof profile but no planning applications listed for No18 Albany Close – look into • Proposed extension to No.17 is 5,5m out from the rear of the house which will infringe the 45° rule and cast a shadow onto No.17 in the afternoon taking light off the rear of the neighbouring property. • Question if the building is being changed to white or if it is already white – would look better if materials matched adjoining neighbour <p>21/01966/FUL 240 Fleet Road Fleet GU51 4BX Change of Use of ground floor from Class A1 to Class E(b), alterations to shopfront and erection of a single storey rear extension Comments required by 28 September</p> <p>NO OBJECTION in principle This is a much reduced area application to the previously approved 19/01479/Full. Proposed development area is much smaller and there is a limited increase in on-site parking for 8 vehicles.</p> <p>The only major issue is that the kitchen is located on the side of the property away from the Prince Arthur visible in part from Fleet Road. The plan indicates an exhaust system from the kitchen discharging on this elevation but is not shown on the elevation and the exhaust system details give no dimensions or to what extent ducting is required. Suggest this needs some clarification before approval is granted</p>
7	<p>Noted:</p> <p>Planning Enforcement notices</p>
8	<p>Noted:</p> <p>Weekly List</p>

9	Noted: Hart Planning Meeting Dates 13 th October 2021
10	Date of Next Advisory Group Meeting 27 th September at 7pm

Meeting closed: 8.00pm

Signed:.....

Date: