

## MINUTES OF DEVELOPMENT CONTROL COMMITTEE

### DEVELOPMENT CONTROL COMMITTEE

**Meeting held on Monday 20 December  
at 7pm in The Function Room , The Harlington**

**Present:**

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

**Officers:** Charlotte Benham – Projects/Committee Officer

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| 1  | <p><b>Apologies</b></p> <p>Cllr Jasper</p>   |
| 2  | <p><b>Declarations of interest to any item on the agenda</b></p> <p>None declared</p>  |
| 3. | <p><b>Public Session</b></p> <p>One member of FCCS</p>   |
| 4  | <p><b>Approval of the Notes</b></p> <p>The notes of the development and control advisory group meeting held on Monday 6 December were accepted as a correct record of the meeting.</p>   |
| 6  | <p>21/02821/HOU<br/>54 Church Road Fleet Hampshire GU51 4LY<br/><u><a href="#">Installation of entrance gates.</a></u><br/>Comments required by 10 December</p> <ul style="list-style-type: none"> <li>• Section 3 of the revised Heritage Report states: The gates will be wooden gates presenting a traditional and open feel to the street to maintain the sylvan character of the conservation area whilst providing a level of security to property.</li> <li>• The penultimate paragraph states: The proposal is for a gate open in design with black painted steel detailing to emulate the arts and crafts style of the host dwelling.</li> <li>• The application has been approved through delegated powers, but FTC were not presented with any amended drawings on which to comment.</li> </ul> |

Wooden gates are preferable, but the opportunity to comment on the revised proposal would have been appreciated.

Gates still considered too large but wooden gates are an improvement of the previous submission NO OBJECTION

21/02497/HOU

148A Aldershot Road Fleet Hampshire GU51 3GY

**Removal of roof and creation of new first floor and loft, alterations to windows.**

Comments required by 20 December

#### OBJECTION

Previous comments stand:

' This is effectively a bungalow being converted to a house in contravention of Fleet Neighbourhood Plan Policy 11 ' 2 bedrooms are retained at ground floor level together but with an inadequate bathroom to mitigate the change.

' The proposed ridge height is taller than the adjoining property and therefore will dominate the bungalow at No.146

' There is a Juliet Balcony to the rear which will allow overlooking of the adjoining neighbours rear gardens and a consequent loss of privacy.

' Also, the roof lights to the new second floor are at such a height that they allow visibility over the adjoining properties so again loss of privacy to neighbours.

' Proposed grey tiles ' as existing?

' Bulk of the side elevations will have an impact on the immediate neighbours especially No.148

' Property is within the Basingstoke Canal Conservation Area but there are no character buildings in the area

' Parking plan required that shows ability to enter/exit site in a forwards direction. Access is onto a busy A road

Also:

- Only significant change is the removal of the Velux windows to the roof. French Windows and Juliet balcony retained at the rear which creates an overview of neighbouring gardens and a loss of privacy.
- Ground floor bathroom has been changed from a small shower to a bath which does not support the intergenerational living that is promoted by the Fleet Neighbourhood Plan Policy 11. The proposal is modifying a bungalow to a house - this could be accepted if the ground floor bedrooms were supported by an accessible bathroom, more akin to a wet room.
- No additional information has been provided on the parking arrangement to demonstrate the ability to enter and exit the site in a forward direction. Aldershot Road is a busy road especially around school times.

21/02975/HOU

78 Alton Road Fleet Hampshire GU51 3HW

**Erection of a single storey rear extension.**

Comments required by 20 December

The existing room arrangement is not labelled so unclear if it is a three

bedroom house with a downstairs bathroom - issue is the number of bedrooms and parking requirement as parking along Alton Road is an issue.  
NO OBJECTION subject to no change in number of bedrooms

21/02308/FUL

47 Elvetham Road Fleet Hampshire GU51 4QP

**Demolition of existing bungalow and garage and erection of a 5 bedroom dwelling with garage.**

Comments required by 20 December

**OBJECTION**

- There have been some improvements to the shape and mass of the building which reduce its impact, but it is not apparent if the palette of materials has been improved to better match local character.
- The front of the property remains totally under gravel which breaches Fleet Neighbourhood Plan Policy 15, Residential Gardens, which requires 50% of the front garden to be retained as soft landscaping. This is now further supported by NPPF Policy 179b which calls for a net gain in biodiversity. It is not apparent how this has been achieved.

21/03000/HOU

15 Basingbourne Road Fleet GU52 6TE

**Demolition of garage, side extension, conservatory and dining room and erection of a single storey rear and side extensions to include replacement garage, alterations to chimneys, insertion of dormer window to existing roof, erection of front porch and alterations to windows.**

Comments required by 21 December

**NO OBJECTION**

21/03019/HOU

30B Alton Road Fleet GU51 3HN

**Part demolition of garage and erection of a part two storey part single storey front extension.**

Comments required by 22 December

**OBJECTION**

No change in number of bedrooms (4) but loss of a garage so needs to show onsite parking for 3.5 vehicles, but parking plan shows only 2 spaces. Could be room for 3 with complete loss of front garden to parking but then would breach Fleet Neighbourhood Plan Policy 15.

On-site parking is important on Alton Road as there are frequently parking issues on a narrow road with limited on-site parking.

21/02989/HOU

30 Wood Lane Fleet Hampshire GU51 3EA

**Removal of roof and creation of a first floor, replacement porch and alterations to windows.**

Comments required by 22 December

**OBJECTION**

- This is the conversion of a bungalow to effectively a 3 storey house with no

downstairs facilities for safeguarding the building stock for people of limited mobility.

- The vertical dimensions of the property are distorted to achieve living accommodation within the roof space thus significantly increasing the ridge height making the building totally out of character with the surrounding area and properties.
- Breach of Fleet Neighbourhood Plan Policy 11, loss of a bungalow, and Fleet Neighbourhood Plan Policy 10, General Design Management – proposal does not complement or integrate with neighbouring properties in terms of scale.
- The disproportionate roof and ridge height do not reflect local design reference. The height of the new building is not in keeping with neighbouring properties and the roofscape is overly bulky, overbearing and poor design.

21/02871/REM

Hartland Park Ively Road Fleet Hampshire

[Application for the approval of reserved matters for the appearance, landscaping, layout and scale pursuant to outline planning permission ref 17/00471/OUT for the erection of 331 units, retail and commercial space, a community building, with associated internal access roads, car parking, open space, landscaping and drainage](#)

Comments required by 22 December

The development already has outline planning.

NO OBJECTION however

- Proposals have been consulted on with no significant amendment to the original proposals.
- Any reduction in proposed parking provision would be most unwelcome.
- The style of the proposed community building with its Doric columns is not wholly in keeping with the surrounding architecture.
- There is serious concern that the on-site infant school is not part of this phase of development. Delay in the provision of the local school will have impacts on the neighbouring schools and create environmental problems with children being transported to and from school.

21/02993/AMCON

36 Church Road Fleet Hampshire GU51 4NB

[Variation of Conditions 2 and 3 attached to Planning Permission 21/00613/HOU dated 28/06/2021 to allow the insertion of two windows to side elevations and the alteration of the material to be used at the base of the summer house](#)

Comments required by 22 December

OBJECTION

Taken from the conservation report:

6.4. The proposed new outbuilding to the northeast of the property is modest in scale and will not detract from the dwelling's character. Throughout, high quality materials will be used that are sympathetic to the appearance of Church Lodge and the wider conservation area. The pool house is a small oak-framed structure with a red brick base, softwood weatherboarded walls and roofed with reclaimed tiles (or

matching). The gutters are in a Victorian style to match the house. The proposed works are therefore sympathetic to their surroundings will have a negligible impact to the non designated heritage asset.

From the proposed drawings this looks like a complete downgrading of the materials and not of the quality proposed materials are out of keeping with the character of the principal property and the conservation area.

21/03020/HOU

54 Connaught Road Fleet GU51 3LP

[Proposed change of external materials on existing garage.](#)

Comments required by 22 December

NO OBJECTION

21/02764/HOU

55 Clarence Road Fleet Hampshire GU51 3RY

[Erection of a single storey rear extension and insertion of window ground floor side.](#)

Comments required by 24 December

Cladding with grey coloured windows but at the back so NO OBJECTION

21/03030/HOU

4 Gorseyway Fleet GU52 7NA

[Demolition of existing single storey rear extension and erection of a single storey rear extension with lean-to pitched roof, change window to a door on the rear elevation. Internal alterations](#)

Comments required by 24 December

NO OBJECTION

21/03059/AMCON

Spendles Auto Repairs St James Road Fleet GU51 3QH

[Removal of Condition 5 attached to Planning Permission 99/00077/COU dated 23/04/1999.](#)

Comments required by 24 December

NO OBJECTION

21/03076/HOU

3 Heathland Close Fleet Hampshire GU51 3FH

[Proposed new dormer window to replace the approved rooflight.](#)

Comments required by 24 December

Already has planning permission for a second floor dormer to a bedroom so overlooking of neighbours has been dismissed. Addition of a dormer to a dressing room does not add any harm and balances the front elevation of the building.

NO OBJECTION

21/03064/HOU

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| <p>4 Forest End Fleet Hampshire GU52 7XE<br/> <u><a href="#">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.</a></u><br/> Comments required by 29 December</p> <p><b>OBJECTION</b></p> <ul style="list-style-type: none"> <li>• Breaches the 45<sup>0</sup> rule in relation to No2 the adjoining neighbour.</li> <li>• The proposed garage does not meet Hart's garage size standards.</li> <li>• To accommodate 3 vehicles on site requires 100% of the front garden to become parking which would breach Fleet Neighbourhood Plan Policy 15, Residential Gardens – should retain 50% of the front garden to soft landscaping to reduce loss of carbon absorbing green area and reduction in biodiversity, both contrary to Hart's climate emergency.</li> <li>• 2 storey side extension will take light off the side of No.6 Forest End.</li> <li>• The Block plan and the detailed floor plan do not agree with the proximity of the side extension to the boundary which will only exacerbate the impact of loss of light to the side of No.6.</li> </ul> <p>21/03106/HOU<br/> Inglewood Branksomewood Road Fleet GU51 4JS<br/> <u><a href="#">Conversion of an existing roof space and creation of new roof in existing roof valley with a rear dormer window for a bedroom with dressing rooms and ensuite.</a></u><br/> Comments required by 31 December</p> <p><b>OBJECTION</b></p> <ul style="list-style-type: none"> <li>• A new extension has already changed the character of one of the oldest houses in the NFCA.</li> <li>• <i>Proposal - The proposed rooftop extension 'infills' a roof valley and contains a dormer window on the rear roof overlooking the garden as well as a 3 sided stair window to the North-West Elevation which provides light to the new stair. The proposal is largely hidden behind the existing roof and is less visible from the road. The pitched roof areas are intended to be tiled to match the existing roof and the dormer windows finished in cladding of a similar colour to the existing roof.</i></li> </ul> <p>Less visible from the road but still visible. The proposed flat roof extends above the existing ridge level and has a un-dimensioned air conditioning unit on the roof which is totally out of keeping with the NFCA.</p> <ul style="list-style-type: none"> <li>• sections AA &amp; BB make it look possible to lower the roof of the infill extension to not protrude above the roof of the existing building.</li> <li>• The proposed rectangular dormer window, especially as it is metal clad is out of keeping with the character of the principal building.</li> <li>• Page 6 of the NFCA Character Appraisal and Management Proposals states at page 6; <i>The Council (HDC) will protect existing buildings from inappropriate extensions or alterations.</i></li> <li>• Page 24 Issues 7.2 reinforces the above; <i>The need to prevent unsympathetic changes to the existing houses such as oversize extensions or changes to the elevations and details.</i></li> </ul> |
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|   | <ul style="list-style-type: none"> <li>• The recommendations in Section 9.2 of the Management Proposals states (again) – The District Council will encourage property owners to retain the architectural features of their buildings and will refuse planning applications for extensions which are considered to be either too large or poor design.</li> <li>• These proposals visibly change the character of an unlisted heritage building and the design could be improved to reduce the visual impact of the extension and make any additional dormers more in keeping with the original architecture of the building.</li> </ul> |
| 7 | <b>Noted:</b><br><br>Weekly List  |
| 8 | <b>Noted:</b><br><br><b>Hart Planning Meeting Dates</b><br><br>12 <sup>th</sup> January 2022  |
| 9 | <b>Date of Next Advisory Group Meeting</b><br><br>10 <sup>th</sup> January 2022   |

**Meeting closed: 7.55pm**

**Signed:**.....

**Date:** .....