



## MINUTES OF DEVELOPMENT CONTROL COMMITTEE

### DEVELOPMENT CONTROL COMMITTEE

Meeting held on Monday 8 November  
at 7pm in The Function Room , The Harlington

**Present:**

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

**Absent:**

Cllr Carpenter

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

1	<b>Apologies</b>  Cllr Kuntikanamata
2	<b>Declarations of interest to any item on the agenda</b>  None declared
3.	<b>Public Session</b>  None
4	<b>Approval of the Notes</b>  The notes of the development and control advisory group meeting held on Monday 25 October were accepted as a correct record of the meeting.
6	21/02605/HOU Half Acre Birch Avenue Fleet GU51 4PB <a href="#">Demolition of garage and erection of a two storey side extension to include replacement garage and single storey rear extension, removal of chimney</a> Comments required by 9 November  OBJECTION the new footings appear very close to the trees in the northern boundary of the site. Statement made that there is no tree preservation order but building in the tree root zone could kill several trees. The application should have included a tree report and measures to protect trees along the boundary especially if some of those trees are located in the adjoining property.

21/02494/HOU

Mulberry House 87A Elvetham Road Fleet GU51 4HL

Erection of three dormer windows to the front, one dormer window to the side, insertion of one rooflight to the side, three to other side and three to the rear to facilitate the conversion of the loft the habitable accommodation

Comments required by 9 November

#### NO OBJECTION

- This looks very much like a complete copy of the loft conversion to No.87.
- Because of the orientation of the building the proposed dormers will overlook No.87 so some potential for loss of privacy.
- This is a new development within the conservation area so not affecting a building of any real note.

21/02596/HOU

Bracken Waverley Avenue Fleet GU51 4NN

Erection of a single storey side and rear extension and a two storey other side extension following demolition of the existing detached garage

Comments required by 9 November

#### OBJECTION

There appears to be a contradiction in the Tree Report

- *" 4.6 The RPAs of T1 and T2 theoretically overlap with the existing garage and terrace. However, foundations are likely to be between 600 – 1000mm deep and will therefore act as a root barrier preventing woody roots from growing under the footprint of the existing structures. Provided new foundations are installed no deeper than the existing footings (and it is anticipated that this will be the case) tree roots will not be harmed."*
- And later:-
- *- The majority of roots are to be found in the upper 600mm of soil and so even relatively shallow trenches can sever a significant number of roots growing across the direction of the trench. Similarly, the diameter of tree roots tapers sharply within a few metres of the trunk of a tree, so that what might seem to an uninitiated site worker to be an insignificant root (perhaps only a few centimetres in diameter) may actually be highly important.*
- Houses of the age of Bracken (1920s) are likely to have shallow foundations so the anomalous statements above could mean new foundations which are likely to be 1000 mm deep could seriously compromise the trees on the boundary.
- The Tree Officer should scrutinise this application as the preservation of trees in the Conservation area is vital to the character of the area
- Design and Access Report makes no reference to the Local Plan or to the Fleet Neighbourhood Plan and no mention of the NFCA Management Plan.
- There is a conflict between the Design and Access statement and the drawings regarding the matching of materials to the proposed development. The drawing makes reference to replacement roof tiles – colour to be agreed. To maintain the character of the building which is of 1920 vintage, the colour of the roof which is significant to the character of the building should be retained.
- The house is declared to be a Poole House (Poole being the builder/designer) built in the 1920's so represents a significant element of the character of the conservation Area.
- Paragraph 9.2 of the NFCA character Appraisal and Management Proposals states the

issues to be:

- The need to prevent unsympathetic changes to existing houses, such as oversized extensions or changes to the elevations and details.

The Juliet balcony to the rear, especially with a plate glass screen is totally out of character with a 1920's Poole house and the traditional windows should be retained to maintain the rear façade of the house.

The proposed extension can readily be classified as an oversized extension and so needs to be carefully managed to maintain the character of the original property.

21/02703/PRIOR

12 Dinorben Beeches Fleet Hampshire GU52 7SR

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

Comments required by 10 November

OBJECTION, a tree report and action plan are required.

There appears to be a significant belt of trees to the NE boundary some of which could be impacted by the footings of the proposed extension.

21/02716/OHL

Street Record, Bracknell Lane, Hartley Wintney, Hook, Hampshire

[Consent under section 37 of the Electricity Act 1989 to install and keep installed above ground an electric line of nominal voltage of less than 132 kilovolts.](#)

Comments required by 11 November

NOT IN FLEET SO NO COMMENT

21/02572/HOU

49 The Lea Fleet GU51 5AX

[Erection of a single storey rear extension following demolition of existing garage and conservatory, replacement carport at a raised level, blocking up door to ground floor side, alterations to window to first floor rear and removal of the existing chimney](#)

Comments required by 12 November

OBJECTION

- Proposed extension extends approx. 11m from the back of the house and raises the level of the extension to approx. the cill height of the rear windows of the house, compared with the roof of the existing garage - see photographs. This will take a significant amount of light off the rear garden of the neighbour to the west of the property.
- The proposed balcony to the upstairs rear will give a vantage point to oversee the neighbour's garden to the east and present a serious loss of privacy to the neighbour.
- The proposed extension more than doubles the area of the existing house and overall with hardstanding extensively increases the impermeable area of development which will require run-off control. It is most unlikely that existing soakaways will accommodate this level of run-off and a SUDS system needs to be provided.
- Overdevelopment of the site
- Office with a bathroom could become a bedroom in the future

21/02717/HOU  
15 Dukes Mead Fleet GU51 4HA  
[Replacement and extension of driveway to include the removal of trees](#)  
Comments required by 19 November

**OBJECTION**

- The proposed use of Geocell meets permeability requirements for covered areas and protects root zone of trees however the practical issue is that the Geocell system raises the finished level approx. 100mm so how is level difference accommodated?
- Principal issue is Fleet Neighbourhood Plan Policy 15 being breached - that 50% of the front garden is retained as soft landscaping to minimise loss of carbon sequestering vegetation and maintain soft landscaping to support biodiversity. If it can meet the policy objectives it can be acceptable.

21/02735/HOU  
46 Wellington Avenue Fleet GU51 3BF  
[Erection of a single storey rear extension and blocking up of window to ground floor side](#)  
Comments required by 19 November

**NO OBJECTION**

May have some effect on No.44 - some limited loss of light to rear elevation.

21/02682/HOU  
8 Newlands Fleet Hampshire GU52 6TW  
[Erection of a two storey side extension \(to include garage\) replace doors to ground floor rear with window](#)  
Comments required by 17 November

**NO OBJECTION** subject to

- Evidence that parking can be accommodated on site -
- Evidence that building out onto the boundary does not impact on trees Non mentioned, but some evidence of trees in close proximity.

21/02577/HOU  
15 Dunmow Hill Fleet GU51 3AN  
[Erection of a single storey rear extension, new porch following demolition of existing, replace flat roof over garage with pitched roof with rooflight, rooflight to existing flat roof, insertion of window to ground floor side, retention of wall and piers and erection of railings to front](#)  
Comments required by 17 November

Street scene indicates a low brick wall but no pillars so it is not a case of infilling with railings it is a case of adding pillars and railings!

21/02497/HOU  
148A Aldershot Road Fleet Hampshire GU51 3GY  
[Removal of roof and creation of new first floor and loft with roof lights, alterations to windows](#)  
Comments required by 16 November

	<p><b>OBJECTION</b></p> <ul style="list-style-type: none"> <li>• 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.</li> <li>• The proposed ridge height is taller than the adjoining property and therefore will dominate the bungalow at No.146</li> <li>• There is a Juliet Balcony to the rear which will allow overlooking of the adjoining neighbours rear gardens and a consequent loss of privacy.</li> <li>• 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.</li> <li>• Proposed grey tiles – as existing?</li> <li>• Bulk of the side elevations will have an impact on the immediate neighbours especially No.148</li> <li>• Property is within the Basingstoke Canal Conservation Area but there are no character buildings in the area</li> <li>• Parking plan required that shows ability to enter/exit site in a forwards direction. Access is onto a busy A road</li> </ul> <p>21/02464/HOU 151 Aldershot Road Fleet Hampshire GU51 3GZ <a href="#">Erection of a conservatory following demolition of existing (part retrospective)</a> Comments required by 16 November</p> <p><b>NO OBJECTION</b></p> <p>21/02675/HOU 12 Tamworth Drive Fleet Hampshire GU51 2UW <a href="#">Erection of a single storey rear extension and partial garage conversion into habitable accommodation. Insertion of door and window to the side elevation and alterations to the front door.</a> Comments required by 16 November</p> <p>OBJECTION – house modifications are acceptable but the loss of a garage creates a parking problem. While 2 parking spaces have been indicated as a replacement, they appear impractical with angle of access to the front of the property. Off-site road side parking on Ancells Farm is a problem.</p> <p>21/02552/HOU 22 Copse End Fleet Hampshire GU51 4EQ <a href="#">Demolition of single storey rear extension and erection of a single storey rear extension and first floor side extension</a> Comments required by 15 November</p> <p>– <b>HOLDING OBJECTION</b> subject to the replacement of the Juliet Balcony with a conventional window. The Juliet Balcony will give views over the gardens of Nos 20 and 24 and a consequent loss of privacy.</p>
7	<p><b>Noted:</b></p> <p>Weekly List</p>

8	<b>Noted:</b>  <b>Hart Planning Meeting Dates</b>  10 November 2021
9	<b>Date of Next Advisory Group Meeting</b>  20 November at 7pm

**Meeting closed: 8.05pm**

**Signed:**.....

**Date:** .....