



MINUTES OF DEVELOPMENT CONTROL COMMITTEE

DEVELOPMENT CONTROL COMMITTEE

Meeting held on Monday 9 August
at 7pm in The RVS , The Harlington

Present:

Cllr Holt

Cllr Hope - acting chairman

Cllr Jasper

Absent:

Cllr Robinson

Officers: Charlotte Benham – Projects and Committee Officer

1	Apologies Cllr Schofield and Carpenter
2	Declarations of interest to any item on the agenda None declared
3.	Public Session None present
4	Approval of the Notes The notes of the development and control advisory group meeting held on Monday 26 July were accepted as a correct record of the meeting.
5	Election of Chair Deferred to next meeting
6	Election of Vice Chair Deferred to next meeting
7	21/01334/HOU 10A Oakley Drive Fleet GU51 3PP <u>Demolition of existing garage, erection of a two storey front extension, two storey side extension, single storey rear extension, alterations to roof and windows to ground floor side and first floor side and rear</u> Comments required by 16 August

OBJECTION

- Proposed development will turn a modest detached house into a large detached house occupying a large proportion of the plot
- This increases the overall footprint and therefore impermeable area by over 50%. This is an area of known surface water flooding and a stream course is identified in the neighbouring property. Details of how additional run-off from the increased roof area will be dealt with without an adverse impact on surface water conditions and details of a SUDS is required.
- Require detailed parking plan that demonstrates meeting Fleet Neighbourhood Plan Policy 15 - retention of 50% of front garden area to soft landscaping, to protect local character and minimise impact on biodiversity and carbon capture
- Materials for extension should match existing building to reduce impact on street scene

21/01791/HOU

27 Broom Acres Fleet Hampshire GU52 7UX

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

Comments required by 16 August

Near 50% increase in impermeable area within a Flood Zone 3, details provided to protect the property from flood impact but no details of treating additional rapid runoff from increased roof area

NO OBJECTION subject to details of how additional runoff from increased roof area will be dealt with

21/01380/HOU

Foxcote House 13 Fitzroy Road Fleet Hampshire GU51 4JJ

[Erection of fences and gates and painting and rendering of existing block piers to match main property \(part retrospective\)](#)

Comments required by 17 August

OBJECTION

This is principally retrospective. Fitzroy Road falls within North Fleet Conservation Area URB18(1) and character area 1.

Para 6.1 (Character Areas) highlights the negative features of Area 1

- Use of brick walling to define boundaries
- Inappropriate entrance gates and new white painted house on north side of Fitzroy Road is rather dominant

Section 7 Issues - the most important issues to be addressed

- The need to preserve and protect existing front boundaries and ensure that new works do not detract from the sylvan character of the conservation area.
- The protection of front gardens, including resistance to the creation of parking areas
- The use of timber fencing and brick walls
- The application of the existing Article 4 Direction including enforcement

Section 9.2 makes recommendations for maintaining the existing buildings and their boundaries

- The District Council will continue to enforce the existing Article 4 direction and will encourage property owners to keep existing vegetation if carrying out works to their front gardens

- The district Council will enforce against owners who carry out unauthorised works to their frontages

May attract positive comments from passers by but this is one of prime areas of the Conservation Area and Para 1.3 of the Character Appraisal and Management Plan succinctly states that “a conservation area is defined as an area of special architectural or historic interest the character and appearance of which it is desirable to PRESERVE or ENHANCE.”

Section 72 of the Planning (Listed Buildings and Conservation Areas Act 1990 specifies that **in making a decision on an application for development within a conservation area, special attention must be paid to the desirability of preserving or enhancing the character and appearance of that area.** This development neither preserves nor enhances the character and appearance of the conservation area. It uses elements of walling and fencing that are totally out of character and has extensively used gravel to define parking areas. The overall effect is to detract from the generally sylvan character of the area. Providing some new front boundary planting does not balance or negate the negative impacts of this development.

21/01812/HOU

Kaikoura 6 Spruce Way Fleet GU51 3JB

[Erection of a single storey front extension and alterations to all windows and doors to front elevation](#)

Comments required by 17 August

OBJECTION

- Unusual to come forward off the main dwelling by 7m and to clad the front extension with timber which is uncharacteristic in the area which is predominantly red brick. It is also proposed to clad part of the front elevation with timber which is similarly uncharacteristic. Out of keeping with street scene
- Although the extension does not appear to infringe the 45° rule for the neighbouring properties the extension will be very visible from the approaches from the SE.
- This will result in an extensive loss of front garden which is out of character with the surrounding area – does it meet Fleet Neighbourhood Plan Policy 15, retention of 50% of front garden as soft landscaping?
- The proposed home office is supported by a shower room which extends the length of the extension and backs onto a downstairs cloakroom so could be used as extra bedroom

21/01778/HOU

57 Avondale Road Fleet Hampshire GU51 3BS

[Erection of two storey front extension following demolition of existing porch, single storey rear extension following demolition of existing conservatory, conversion of loft to habitable accommodation to include the insertion of three rooflights to the front and three dormer windows to the rear, alterations to all doors and windows, replacement of flat roof on garage with pitched roof, extension of driveway, dropped kerb and replacement of wall to front and fencing to both sides and rear](#)

Comments required by 18 August

OBJECTION

- Significant increase in bulk mass and height - raising the ridge height over 1m.
- New bedroom windows in the NE elevation overlook the front of No.59 and three new dormer windows at the second floor overlook the rear gardens of the adjoining properties - loss of privacy to neighbours
- Rear design makes rear elevation top heavy. Front elevation is out of proportion to adjacent properties and proposed two storey front porch details are out of character with the local area. Poor design

21/01802/HOU

Limewell Guildford Road Fleet GU51 3ES

[Erection of a single storey rear extension and alterations to windows and doors on side elevation](#)

Comments required by 18 August

OBJECTION

- The proposed alterations to the internal layout create a bedroom, en-suite and a kitchen; a self-contained annex which would allow independent access via the side door for a suggested "tenant". Could be used as an independent dwelling.
- Question if the additional side door creates a loss of privacy?
- Proposed parking provision indicates complete block paving to the front garden which is against Fleet Neighbourhood Plan Policy 15 that 50% of the front garden should be retained as soft landscaping to protect local character, bio-diversity and carbon capture.

21/01834/HOU

12 The Lea Fleet GU51 5AU

[Erection of a single storey side and rear extension following demolition of existing conservatory and blocking up of two windows to first floor side](#)

Comments required by 19 August

NO OBJECTION

But concern could infringe 45⁰ rule to rear of No.14 if window in rear extension and will cast a permanent shadow over part of No.14's garden in the early mornings.

21/01833/HOU

54 Church Road Fleet GU51 4LY

[Installation of entrance gates](#)

Comments require by 19 August

OBJECTION

- Tall steel gates are out of character with the conservation area
- Section 7.2 of the Character Appraisal and Management Proposals highlights the need to "preserve and protect existing front boundaries and ensure new works do not detract from the sylvan character of the conservation area." This is repeated in Section 9.2 of the Management Plan.

- Breaches Fleet Neighbourhood Plan Policy 16 NFCA, Item 5 ... **“modest wooden gates to driveways. The replacement of hedges with wooden fences or brick walls and the use of metal gates will not be supported.”**

21/01809/HOU

1 Lapwings Fleet Hampshire GU51 5BT

[Erection of a single storey side extension.](#)

Comments required by 23 August

NO OBJECTION however as there is no pavement in this area of Edenbrook, the biggest risk is how close the extension gets to the lamp post and it should be ensured that the works do not affect the electricity feed. The block plan should have clearly identified the limits of ownership.

21/01842/HOU

27 Avondale Road Fleet GU51 3LE

[Part demolition of garage and erection of a single storey rear extension and replacement of shallow pitch roof, single storey side extension to provide storage and alterations to windows.](#)

Comments required by 23 August

Loss of a garage which was probably not accessible so NO OBJECTION subject to:

- Proposed bicycle store accommodating refuse bins
- Minimum of three parking places required on site – there looks to be adequate space but front garden layout should meet Fleet Neighbourhood Plan Policy 15 Residential Gardens – retain at least 50% of original garden area to soft landscaping

21/01745/HOU

Silvertrees 87 Elvetham Road Fleet GU51 4HL

[Erection of a single storey rear extension and insertion of two windows to ground floor rear](#)

Comments required by 26 August

NO OBJECTION

Subject to a tree protection plan to ensure construction traffic does not impact on tree root zones.

Deferred from last meeting:

21/01553/HOU

4 Castle Street Fleet Hampshire GU52 7ST

[Erection of a first floor side extension, to enlarge existing bedroom and provide new access to existing bedroom in loft.](#)

Comments required by 10 August

NO OBJECTION however it is an unusual design that does not enhance the street scene – could be improved by extending the full depth of the house instead of keeping the conservatory and building behind it. Also a limited parking area is shown but the site plan shows a large plot of land associated with No.4

8	Noted: Planning Enforcement notices
9	Noted: Hart Planning Meeting Dates 11 th August
10	Date of Next Advisory Group Meeting 23 rd August at 7pm

Meeting closed: 7.50pm

Signed:.....

Date: