



MINUTES OF DEVELOPMENT CONTROL COMMITTEE

DEVELOPMENT CONTROL COMMITTEE

Meeting held on Monday 11th August 2025
at 7pm in the Function Room, The Harlington

Present:

Cllr Schofield
Cllr Chenery
Cllr Holt
Cllr Hope

Officers: Charlotte Benham

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| 1 | Apologies No apologies received |
| 2 | Declarations of interest to any item on the agenda None declared |
| 3 | Public Session None present |
| 4 | Approval of the Minutes The minutes of the development and control advisory group meeting held on Monday 21st July were accepted as a correct record of the meeting. |
| 5 | <p>25/01295/HOU 73 Avondale Road, Fleet, Hampshire, GU51 3LQ <u>Erection of a two storey side extension, single storey side and rear extension and extended porch roof across front elevation</u> Comments required by 4 August</p> <ul style="list-style-type: none">• Increase from 2 to 3 bedrooms - parking is not an issue but as much green space as possible should be retained.• Designs of extensions are sympathetic to the host building.• Only concern is impact on No.71 and the proximity of the full height development close to the shared boundary - orientation will take light off the side elevation of No.71 |

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| | <p>NO OBJECTION in principle but concern about close proximity to No.71 if they have windows that will be affected</p> <p>25/01185/HOU 20 Tavistock Road, Fleet, Hampshire, GU51 4EH <u>Demolition of garage and erection of a two storey side extension (to include replacement garage), juliette balcony to rear elevation, open front porch and alterations to fenestration</u> Comments required by 4 August</p> <ul style="list-style-type: none"> • Impractical parking plan – parking inadequate • Breaches Fleet Neighbourhood Plan Policy 15, Front Gardens, due to inability to retain 50% of front garden to soft landscaping. • Increase to 5 bedrooms from 3, requires 4 parking spaces and cycle storage – garage does not count as parking space as undersized • Drop in ridge height to make the extension subordinate to the host building, understood but not aligning facia with host building looks anomalous. • Addition of the Juliet balcony raises concern over loss of privacy of adjoining neighbours. <p>OBJECTION - concern about parking and loss of privacy to neighbour</p> <p>25/01309/GPDBUH 56 Basingbourne Road, Fleet, GU52 6TH <u>Erection of single storey side and rear extensions following demolition of existing open porch, garage and utility and creation of a first floor</u> Comments required by 4 August</p> <ul style="list-style-type: none"> • Several neighbours have objected on the grounds of the failure of a previous application that was rejected and none of the issues have been addressed. • Breaches Fleet Neighbourhood Plan Policy 11, loss of a bungalow, by applying under Permitted Development Rights. Need to safeguard building stock for people of limited mobility including people with disabilities and older residents. • Quote from Appeal Decision Ref APP/N1730/D/21/3267602 <i>"The proposal would introduce an additional storey onto the property. Although the materials and roof pitch would match the existing dwelling, the increased height of the dwelling would be entirely at odds with the prevailing character of the area. It would become a three-storey property in an area which is fundamentally dominated by two storey houses. Accordingly, when assessed against a well-established and consistent context the external appearance of the dwelling would be in complete contrast with the typical surroundings. Moreover, increasing the height in the manner proposed would also distort the proportions of the principal elevation. In doing so the proposal would be significantly harmful to the appearance of the existing dwelling as well as to the overwhelming character and appearance of the area"</i> • If two storey in a prevailing area of one storey bungalows is inserted into the text it has the same significant impact. • There is also the basic premise that to meet Permitted development Rights the additional storey should sit over the existing footprint and literally lift the roof by one floor. The proposed extension does not meet these basic criteria. The various |
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| | <p>elevations demonstrate where the two-storey extension has gone beyond the original footprint.</p> <p>OBJECTION</p> <p>25/01319/HOU 12 Gorseway, Fleet, Hampshire, GU52 7NA Erection of a single storey rear infill extension, first floor extension and raising of the ridge line to include rear dormer, insertion of roof lights to front roof slope and conversion of one garage into habitable space Comments required by 5 August</p> <ul style="list-style-type: none"> • Development claims no change in the number of bedrooms but office has ready access to a bathroom so could be a bedroom so this is effectively an expansion to 6 bedrooms. • 5 bedrooms and above require 4 parking spaces. • One garage is being lost to residential accommodation - no details of the proposal (stated to be office, but one bedroom in the main house also stated to be converted to an office) • One garage does not count as a parking space so minimum of 4 cars have to be accommodated on site - looks impractical because of close proximity of shared drive to adjacent properties. • Comment about ease of on-street parking is also questionable as referred to by neighbours. • Raising the ridge height and adding two rear dormers plus a rear window makes the development top heavy – it is readily visible from Velmead Road and out of character with local design. • Although dormers are incorporated in several local extensions - not at the second storey (third floor level). <p>OBJECTION – would have negative impact on the street scene and is out of character</p> <p>25/01120/FUL Hart Leisure Centre, Emerald Avenue, Fleet, GU51 5EE Installation of 3 indoor padel courts and erection of canopy Comments required by 5 August</p> <ul style="list-style-type: none"> • Stated to be a standalone facility not immediately connected to the Sports Centre, so are there no changing or toilet facilities? • Sound study highlights the high levels of sound generated by the sport but sets out to demonstrate that it will not have an impact on the nearest residential dwelling, otherwise on the edge of the country park. <p>NO OBJECTION in principle as long as the predicted noise levels are correct and won't disturb residents nearby</p> <p>25/01333/HOU 83 Avondale Road, Fleet, Hampshire, GU51 3LQ Erection of a single storey side extension and changes to fenestration (retrospective)</p> |
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| | <p>Comments required by 7 August</p> <p>Retrospective application - does crowd the neighbouring property and appears to serve little purpose. Not part of the previously approved planning application</p> <p>OBJECTION Concern about loss of light to neighbour</p> <p>25/01252/HOU 12 Elvetham Road, Fleet, Hampshire, GU51 4QB Widening of the existing access by extension of dropped kerb Comments required by 12 August</p> <p>Already commented.</p> <p>25/00458/FUL 11 Fairmile, Fleet, Hampshire, GU52 7UT Joint application for 11 and 13 Fairmile - Erection of a two storey rear extension, conversion of loft into habitable accommodation with rear dormer and single storey side extension to garage Amended Plans : rear dormer removed Comments required by 5 August</p> <p>We have previously commented, but the rear elevation has been significantly modified to take away the upper floor windows and use only roof lights which removes the issue of overlooking</p> <p>NO OBJECTION to Revision 2 plans – but parking plan needs dimensions adding to check parking is adequate as current layout shows 3 in a row which isn't accepted under HDC standards</p> <p>25/01320/FUL 101 Reading Road South, Fleet, Hampshire, GU52 7TE Erection of 1 two bedroom self build / custom build dwelling following demolition of existing garage/carport and removal of greenhouse with associated hard and soft landscaping Comments required by 15 August</p> <ul style="list-style-type: none"> • This is a back garden development that has previously been refused for a chalet bungalow in keeping with local character. • The new proposal which follows the same site plan is for a two-bedroom bungalow of very modern design, totally out of keeping with local character. • Materials include zinc cladding, vertical timber cladding and white render not in keeping with the local character. • The appearance is more of a garden room or mobile home than a permanent dwelling • Accepted that there are very limited views of the development outside of the site <p>OBJECTION, completely out of character.</p> |
| 6 | <p>Noted:</p> <p>Weekly List</p> |

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| 7 | Noted: Hart Planning Meeting Dates 20 th August |
| 8 | Date of Next Development Control Committee Meeting <u>Wednesday 27th August at 6pm</u> |

Meeting closed: 8.30pm

Signed:.....

Date: