



MINUTES OF DEVELOPMENT CONTROL COMMITTEE

DEVELOPMENT CONTROL COMMITTEE

Meeting held on 27th April 2026
at 7pm in The Function Room, The Harlington

Present:

Cllr Holt
Cllr Schofield
Cllr Chenery
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 meeting held on Monday 13 th April 2026 were accepted as a correct record of the meeting. |
| 5 | 26/00481/HOU 68 Kings Road, Fleet, Hampshire, GU51 3AP Erection of a single storey front/infill extension including open porch, erection of a single storey rear/infill extensions following demolition of existing conservatory and alteration to fenestration to ground floor side and rear Comments required by 23 April WITHDRAWN 26/00510/HOU 7 Grantley Drive, Fleet, GU52 7SA Erection of a single storey front extension to garage, conversion of garage into habitable accommodation and new roof Comments required by 28 April |

- Proposed modification to garage is in keeping with the host building – brick and tiles.
- Block plan shows three parking spaces which appear to occupy roughly 50% of the front garden – this leaves 50% which can be used for soft landscaping in compliance with Fleet Neighbourhood Plan Policy 15, Front Gardens.

NO OBJECTION subject to the block paving not covering the whole of the front garden

26/00546/HOU

13 Elvetham Road, Fleet, Hampshire, GU51 4QL

[Erection of a single storey rear extension to dining room at Sheepmoor View](#)

Comments required by 28 April

This is a very innocuous rear extension - NO OBJECTION

26/00478/HOU

135 Kings Road, Fleet, Hampshire, GU51 3DR

[Erection of single storey rear extensions following demolition of existing garage, a single storey side extension, alterations to fenestration, conversion of loft to habitable accommodation to include the raising of the ridge height to main roof, raised rear gables, insertion of rooflights to the front and rear and windows to the side and rear](#)

Comments required by 28 April

- Increase from 4 to 5-bedroom house with loft conversion by raising the ridge height by 400mm.
- Only one parking space on site which is totally inadequate for a 4 bedroom house, let alone a 5 bedroom house.
- Development is on the footprint of the existing garage, but the limited space between the house and the garage is infilled, and the extensive blank wall moved much closer to the neighbouring property.
- Creates a third floor with windows to the rear – relatively long garden so limited overlooking.
- Proposed matching materials.

OBJECTON – concern about impact on neighbour and totally inadequate parking

26/00497/HOU

55 Dukes Mead, Fleet, Hampshire, GU51 4HD

[Demolition of conservatory and erection of single storey rear extensions](#)

Comments required by 28 April

- Development all to the rear - no impact on neighbours.
- There is a reference to trees in the rear garden which appear not to be impacted by the development, but may need protection during construction

NO OBJECTION subject to tree protection measures if required

25/02098/FUL

Coach House, Cove Road, Fleet, GU51 2RT

[Change of use of coach house to dwelling to include erection first floor side extensions, replacement of flat roof with pitched roof and alterations to fenestration Request \(DJ\) for Applicants to revise design \(follows a separate visit by Conservation Officer Matthew Crook\) to the site to discuss method of revisions required, with updated \(revised\) plans received on 30 March 2026.](#)

Comments required by 5 May

- The revised design presents a better overall balance and supports the interesting host façade.
- The access onto Cove Road and the visibility of the access has been improved by the pruning of the shrubbery either side of the access gates.

NO OBJECTION

26/00444/HOU

19 Fallow Field, Fleet, Hampshire, GU51 2UU

[Conversion of loft to habitable accommodation to include the removal and raising of the roof and the erection of a dormer window to rear and the insertion of two rooflights to front and insertion of a window to first floor side](#)

Comments required by 6 May

- Looks like this property has had a significant extension in the past to increase the accommodation from 1 to 3 bedrooms, and it is now proposed to extend into the roof to create a 4th bedroom.
- 3 Parking spaces are shown by turning the whole front garden into a parking area in contravention of Fleet Neighbourhood Plan Policy 15, Front Gardens.
- This cannot be deemed good design, raising the ridge height makes the building very top heavy. This is a relatively densely developed area of Ancells with all houses of a very similar design. No evidence of other properties developing a second floor.
- Parking of two vehicles in line in the front garden is impractical, there are shared driveways that cut across the corner of the plot.
- Parking in a cul-de-sac is problematic.
- Overdevelopment of the site

OBJECTION

26/00594/HOU

Birches, Crown Gardens, Fleet, GU51 3LT

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

Comments required by 6 May

Wholly rear extension. If matching materials used to merge with the host building then NO OBJECTION

26/00598/HOU

94 Kings Road, Fleet, GU51 3DU

[Erection of a detached garage following demolition of existing detached garage](#)

Comments required by 6 May

- Not a significant increase in either plan area or height.
- Only condition is that it is not used for residential purposes.

NO OBJECTION subject to condition that it not be used for residential purposes

26/00623/HOU

9 Grenville Drive, Church Crookham, Fleet, Hampshire, GU51 5NR

[Extension of existing loft conversion to include the erection of a front dormer window, extend existing rear dormer window and chimney removal](#)

Comments required by 6 May

- Currently a 5-bedroom chalet bungalow, 2 on the ground floor and 3 in the roof space.
- Proposal is 1 bed on the ground floor and three at the first floor, but potential for two additional bedrooms from the TV room and the sitting room, so a 6-bedroom bungalow.
- Front garden is just long enough at 7.1m for a 5m parking bay and barely wide enough for 4 vehicles at 10 meters, which requires total loss of front garden to hard standing contrary to Fleet Neighbourhood Plan Policy 15, Front Gardens.
- The double pitched dormer to the front elevation does not reduce the impact of the front extension – roof is out of keeping with surrounding area
- Overdevelopment of site

OBJECTION

26/00559/HOU

55 Dinorben Close, Fleet, Hampshire, GU52 7SJ

[Erection of a single storey front extension and enlargement of the existing driveway](#)

Comments required by 6 May

- Only 2 parking spaces for a 3 bedroom house but no change in the number of bedrooms and no loss of parking area as a consequence of the front extension.

If materials match the host building then NO OBJECTION

26/00302/FUL

323 Fleet Road, Fleet, GU51 3BU

[Change of use from a barber's/hair shop to a restaurant, installation of a commercial kitchen extraction system with external ducting terminating at the side and rear elevations, together with associated internal alterations and ancillary works](#)

Comments required by 6 May

- FTC has previously commented on this application with specific reference to the side wall extractor flu.
- This was not challenged by the Environmental Health Officer but by the Conservation Officer as this is a locally listed Grade 2 building. The officer

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| | <p>has objected to the metal flues as being out of keeping with a listed building and suggested brick flues for both the front and the rear kitchen extractor systems.</p> <ul style="list-style-type: none"> • The front extractor is taken up through a flue to a traditionally built brick chimney projecting through the sloping roof. • The rear flue, as required, has been taken up through a lengthy brick chimney which is totally out of keeping with any local character Overall height over 6m. • It is noted that the Conservation Officer has identified that a separate planning application should be submitted regarding signage to the front elevation which is the main feature of the historic building. <p>OBJECTION to the second chimney at rear of building</p> <p>TO NOTE</p> <p>26/00557/PREAPP Thurlston House, Victoria Hill Road, Fleet, GU51 4LD Demolition of existing buildings and construction of 13 dwellings</p> <p>Would have no objection, this appears to be an appropriate development.</p> |
| 6 | <p>To Note:</p> <p>Review of weekly lists</p> |
| 7 | <p>Noted:</p> <p>Hart Planning Meeting Dates</p> <p>17th June</p> |
| 8 | <p>Date of Next Development Control Committee Meeting</p> <p>11th May</p> |
| <p>Meeting closed: 8.25pm</p> <p>Signed:.....</p> <p>Date:</p> | |

