

DELEGATED FILE NOTE

CASE OFFICER: ...Saffron Loasby.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/01966/FPH	Installation of a free standing radio mast to rear garden.	87 Willian Way Letchworth Garden City Hertfordshire SG6 2HY

Submitted Plan Nos

ANT1-8701 ANT1-8702 ANT1-8703 ANT1-8704 ANT1-8705 ANT1-8706 ANT1-8707

1.0 Policies

D1	Sustainable design
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D3 Protecting living conditions

D4 Air quality

2.0 Site History

2.1 23/01575/FPH - Single storey rear infill extension, raise existing roof ridge height to utility room and replace existing rear window with a door and window, replace existing rear sliding doors with French doors and installation of window on ground floor south side elevation – Conditional Permission 01/09/2023

2.1.2 93/00445/1HH – Single storey rear extension - Conditional Permission (determination date unknown)

2.1.3 78/00860/1 – Erection of two storey side extension – Conditional Permission (determination date unknown).

3.0 Representations

3.1 Environmental Health Officer – No objections

3.1.1 No neighbour representations received

3.1.2 Site Notice erected 20/08/2026

4.0 Planning Considerations

4.1 Site and Surroundings

4.1.1 The application site comprises a two-storey detached dwelling located within the settlement of Letchworth Garden City. The residential dwelling sits on the west side of Willian Way and its rear west facing garden backs on to the Letchworth Par 3 Golf Pitch and Putt course. The sites are separated by a row of tall, mature tree screening. To the north and south are neighbouring residential properties 85 and 89 Willian Way. The application site has off road parking provision for more than three cars and unrestricted parking provision on the adjoining road.

4.2 Proposal

4.2.1 The proposal comprises the installation of a free-standing (non-commercial) radio mast in the rear garden, located 2.5m off the shared south boundary and 8.2m from the rear

boundary. The mast, a 10.7m Tennamast is a domestic tilt over mast and is designed to minimise visual impact. Full design spec details are submitted within the application demonstrating full and nested heights. With the added aerial on top (which is removeable) the tallest point would measure 13.8m.

4.3 **Key Issues**

- 4.3.1 The key issues in this case are the design of the development relative to the main dwelling and the impact the development has on the reasonable living conditions of the neighbouring properties and environmental impact.

Design

- 4.3.2 The proposed mast and antenna is to be sited in the rear garden set against a backdrop of mature trees, approximately 20m in height. These sit above the height of the proposed mast at its tallest and the visual impact from within the street scene would be limited visually. The design of the mast has been chosen to minimise visual impact on the wider surroundings and the visual impact will be absorbed against the surrounding foliage when viewed from neighbouring properties. Views of the mast will be limited due to distance and design, thus having minimal impact on the public realm.

- 4.3.3 The material of the mast comprises galvanised steel in a matt finish, rather than a shiny reflective finish, allowing the frame to blend with the backdrop of trees and having a recessive impact visually. Additionally, the antenna offers a lightweight, open finish offering views between and around the structure. It will operate at varying heights, all of which will have minimal impact on the visual amenity of the surrounding areas. The materials and design are sympathetic to the existing dwelling and its surroundings and would not result in an adverse effect on the character of the dwelling or its wider context as seen from the public realm.

- 4.3.4 This is considered in line with Policy DP3 of the National Planning Policy Framework and Policies D1, D2 and D3 of the Local Plan.

Impact on Neighbours

- 4.3.5 The design of the mast as detailed above assists with the proposed development having limited impact on neighbour amenity. Visually the mast will result in minor changes to the outlook for neighbouring occupiers. Its slim frame will not add to a loss of daylight, overshadowing or overbearing impact on the adjoining neighbours. Being set against the backdrop of trees reduces its visual impact overall and it will not exacerbate the existing relationship the boundary trees have on the occupiers of the site and its neighbours.

- 4.3.6 The proposed mast is for non-commercial use and aimed to be used for hobby purposes only. The mast itself does not emit any noise; however, the rotator operates via a low voltage electric motor design for quiet, intermittent turning, lasting a matter of seconds at a time. It generates no ambient noise nuisance and is therefore considered to be appropriate for local use with little to no noise being emitted. No neighbour concerns have been raised, and no third-party representations have been received.

- 4.3.7 Overall, the proposal would have an acceptable impact on existing residential amenity and therefore accords with Policy D3 of the NHLPP and Policy P3 of the NPPF.

Environmental Implications

- 4.3.8 The proposed mast is sited approximately 19m from the nearest dwelling and is purposely set outside of the root protection areas of the neighbouring tree belt, as shown on drawing ANT1—8707. The 1m³ concrete foundation block sits outside of the RPA's of all the surrounding mature trees, with a view to having zero impact on tree roots or long term arboricultural health. The proposed development would be consistent with the criteria set out in Local Plan Policy D1 '*Sustainable Design*'. There are no other significant environmental implications as a result of the proposed development.

4.4 **Conclusion**

- 4.4.1 Overall, as stated above, it is considered that the proposed development is compliant with the necessary provisions of the Local Plan policies and the policies set out in the NPPF.

4.5 **Alternative Options – N/A**

4.6 **Pre-Commencement Conditions - None.**

5.0 **Recommendation**

- 5.1 That planning permission be **GRANTED** subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out wholly in accordance with the details specified in the application and supporting approved documents and plans listed above.

Reason: To ensure the development is carried out in accordance with details which form the basis of this grant of permission.

Proactive Statement:

Planning permission has been granted for this proposal. Discussion with the applicant to seek an acceptable solution was not necessary in this instance. The Council has therefore acted proactively in line with the requirements of the Framework (paragraph 38) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Signed  Anne McDonald Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 6 October 2026	