

DELEGATED FILE NOTE

CASE OFFICER: ...Alex Howard.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/01985/FPH	Installation of No.2 air source heat pumps to side and rear elevations, installation of timber screen to side heat pump, installation of solar panels to existing rear and side roofslopes and alterations to existing boundary (side) extension fenestration (as amended by plan received 5th November 2024)	28 Wedon Way Bygrave Baldock Hertfordshire SG7 5DX

Submitted Plan Nos

MH-2413-PL201A MH-2413-PL001 MH-2413-PL101 MH-2413-PL110 MH-2413-PL210

D1	Sustainable design
D3	Protecting living conditions
SECN12	Achieving well-designed places

2.0 **Planning History**

2.1 Extensive site history, none relevant to this application.

3.0 **Representations**

3.1 **Site Notice and Neighbour Consultation** – None received.

3.2 **Baldock and Bygrave Neighbourhood Group** – None received

3.3 **Environmental Health** – Further to additional information being submitted, no objections are raised subject to the plant being installed as per the submitted details.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The site is a detached dwelling located on the south side of Wedon Way, Bygrave. The site is within the Green Belt.

4.2 **Proposal**

4.2.1 Planning permission is sought for the installation of No.2 air source heat pumps to side and rear elevations, installation of timber screen to side heat pump, installation of solar panels to existing rear and side roof slopes, and alterations to existing boundary (side) extension fenestration (as amended by plans received 5th November 2024).

4.3 **Key Issues**

4.3.1 The key considerations are Green Belt, design and the impact on the amenities of neighbouring properties.

Green Belt

- 4.3.2 The site is designated as within the Green Belt. Policy SP5 of the Local Plan states that the LPA will only permit development proposals in the Green Belt where they would not result in inappropriate development, or where very special circumstances have been demonstrated. Section 13 of the National Planning Policy Framework (NPPF) notes that great importance should be attached to the Green Belt and that the main aim of Green Belt policy is to keep land permanently open. Paragraph 154 and 155 of the NPPF offers several exceptions to inappropriate development.
- 4.3.3 Whilst the proposal does not appear to comply with any of the exception criteria for inappropriate development in the Green Belt, given the modest nature and scale of the proposed development, it is considered that the proposal would not conflict with principles of the Green Belt that would warrant an objection in such terms.

Design

- 4.3.3 Policy D1 of the Local Plan states that planning permission will be granted provided that development responds positively to the site's local context in addition to other criteria. These considerations are echoed in Section 12 of the NPPF.
- 4.3.4 The proposal seeks to install 2NO air source heat pumps to the side/rear of the property, which would be enclosed in timber screening. The proposal also looks to install solar panels on the side and rear facing roof slopes, totalling 26 panels. Lastly, the proposal seeks to alter the existing fenestration on the side elevation of the dwelling, through the removal of a window and rooflight and replacing with larger rooflights.
- 4.3.5 It is considered that the proposed development is acceptable in design terms. The air source heat pumps are modest elements that will be screened from view by timber fencing, which are to be sited at the rear of the property in any case, which is reasonable. The proposed solar panels are acceptable given their siting and external appearance, with many properties in the district looking to utilise their orientation and roof slopes for solar gain. In any case, the panels on the side roof slope will not be wholly visible in the street scene due to the setback nature of the dwelling. Lastly, the proposed fenestration changes are acceptable given their modest nature and sympathetic design that would likely benefit from a permitted development fallback position.
- 4.3.6 The proposal is therefore deemed acceptable in design terms and in accordance with Policy D1 of the Local Plan and Section 12 of the NPPF.

Impact on Neighbours

- 4.3.7 Policy D3 of the Local Plan states that planning permission will be granted for development proposals which do not cause unacceptable harm to living conditions.
- 4.3.8 The site has two immediate neighbours, No.27 and No.29 Wedon Way, which are detached from the host dwelling and separated by fencing/landscaping. It is considered that the proposed solar panels and changes to the fenestration are unlikely to result in any material impact on these neighbours.
- 4.3.9 In terms of the 2NO proposed air source heat pumps to the rear/side of the dwelling, these are to be located approx. 3.1m from the shared boundary fence with No.27, which

is then further separated from the boundary by approx. 1.2m. The pumps are to be enclosed with a timber screen to shield them from view. The applicant has submitted the specification sheet for the proposed air source heat pumps which states that the sound level is 53 DB. The Environmental Health team have been consulted on this and consider that this type of unit is acceptable in terms of its noise levels, such that it will not result in adverse harm to living conditions.

- 4.3.10 As such, the proposal will not cause unacceptable harm to living conditions, in line with Policy D3 of the Local Plan.

Biodiversity Net Gain

- 4.3.11 This is a form of development which is exempt from BNG Legislation, defined under article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015 due to it falling under the scope of the 'de minimis' exemption as this is a householder application.

4.4 **Conclusion**

- 4.4.1 The proposal is considered acceptable in planning terms in accordance with the relevant local and national planning policies.

4.5 **Alternative Options**

- 4.5.1 N/A

4.6 **Pre-Commencement Conditions**

- 4.6.1 N/A

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.

3. The 2NO air source heat pumps hereby permitted shall be the 'NIBE F2050' model from Nu-Heat and no other model shall be installed instead, unless otherwise agreed in writing by the Local Planning Authority.

Reason: in the interest of neighbouring amenity and the considerations of the Council's Environmental Health Team, in line with Policy D3 of the Local Plan.

Proactive Statement:

Planning permission has been granted for this proposal. The Council acted proactively through positive engagement with the applicant during the determination process which led to improvements to the scheme. 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	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 6 November 2024	