

DELEGATED FILE NOTE

CASE OFFICER: ...Thomas Howe.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/02582/FPH	Installation of 2no free-standing air source heat pumps on side elevation and batteries on front elevation following the removal of existing oil tank	Glebe House Church Lane Reed Hertfordshire SG8 8AL

Submitted Plan Nos

690-01 BR-02 Existing BR-02 Proposed BR-30 P1 Existing BR-30 Proposed BR-31 P1 Existing BR-31 P1
Proposed BR-33 Proposed

1.0 Policies

D1	Sustainable design
D3	Protecting living conditions
HE1	Designated heritage assets
HE4	Archaeology
SECN12	Achieving well-designed places
SECN13	Protecting Green Belt Land
SECN15	Conserve + enhance natural environment
SECN16	Conserve + enhance historic environment

2.0 **Site History**

2.1 24/02317/FP - Siting of solar panel array 30x 500w panels (six rows) – Conditional Permission

3.0 **Representations**

3.1 **Neighbour Consultation** – None received.

3.2 **Archaeology** – No objection. Limited ground disturbance.

3.3 **Environmental Health** – No objections.

3.4 **Parish Council** – No Objection.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 Glebe House comprises a large, detached two-storey dwelling off Church Lane, Reed. The site is within the Green Belt and the Reed Conservation Area.

4.2 **Proposal**

- 4.2.1 Planning permission is sought for the installation of 2 No. freestanding air source heat pumps on the side elevation and batteries on the front elevation following the removal of an existing oil tank.

4.3 **Key Issues**

- 4.3.1 The key issues for consideration are as follows:

- The acceptability of the design of the proposed development and its resultant impact on the character and appearance of the area.
- The impact that the proposed development would have on the living conditions of neighbouring properties.
- The impact that the proposed development would have on car parking provision in the area.
- The impact that the proposed development would have on the environment.

Principle of Development - Green Belt:

- 4.3.2 The site is within the Green Belt as allocated within the Local Plan. Paragraph 153 of the NPPF advises that significant weight should be given to any harm to the Green Belt that arises from development unless Very Special Circumstances can be demonstrated to outweigh this harm. Paragraph 154 of the NPPF advises that the erection of new buildings should be regarded as inappropriate development unless the development comprises one of the exceptions listed under this section. Exception c) advises *“the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;”*.
- 4.3.3 The proposal seeks to erect modest structures within the curtilage of the dwelling, but would not be seeking to enlarge habitable space or the built bulk of the dwelling. I therefore do not consider that the proposed development would disproportionately enlarge the dwelling, nor would it conflict with the purposes of the Green Belt.
- 4.3.4 Paragraph 143 of the NPPF states the five purposes of the Green Belt. In my opinion, the proposed development does not contradict with any of the five purposes. Given the above, the proposal is not inappropriate development in accordance with Section 13 of the NPPF and is therefore compliant with Policy SP5 of the Local Plan.

Design and Appearance and Impact upon Heritage Assets:

- 4.3.5 Policy D1 of the Local Plan states that development will be granted provided the design of the development appropriately and positively responds to the site's local context together with other criteria to encourage a positive and sustainable form of development.

Policy D2 of the Local Plan requires extensions to houses and the erection or replacement of buildings to incorporate design that is sympathetic to the main dwelling in terms of its scale, form and orientation and does not harm the character and appearance of the locality around the site. These policies are broadly consistent with Section 12 of the National Planning Policy Framework.

- 4.3.6 The proposed air source heat pumps and batteries, whilst utilitarian in appearance, would reflect similar projects within the curtilages of residential dwellings throughout the district. Other dwellings benefit from these systems, and I consider that their presence would be acceptable. Furthermore, their siting within the plot, and the extensive hedging around the site are considered to suitably mitigate visual impacts from the development. No harm is considered to arise to the conservation area and nearby listed buildings due to this obscured nature of the site.
- 4.3.7 The proposed development is therefore considered to be in compliance with Policies HE1, D1 and D2 of the Local Plan and the core principles set out within Sections 12 and 16 of the National Planning Policy Framework. The design and appearance are therefore acceptable.

Impact on Neighbouring Properties:

- 4.3.8 Policy D3 of the Local Plan permits development that does not result in unacceptable harm to the amenity of neighbouring occupiers and where necessary encourages the use of mitigation measures to reduce these impacts. This is generally reflected by the provisions within the National Planning Policy Framework.
- 4.3.9 The site is relatively isolated from neighbouring properties, and therefore visual impacts are not considered to be objectionable. Environmental Health Noise have not objected to the scheme, and therefore the potential noise generation from these units would be acceptable and would not harm neighbouring occupiers. No neighbour objections were received.
- 4.3.10 Given the above, it is considered that the proposed development would result in no unacceptable detrimental impact upon neighbouring occupiers and is therefore compliant with Policy D3 of the local plan and the aims of the National Planning Policy Framework.

Highways and Parking:

- 4.3.11 The proposed development would be served by a minimum of two parking spaces that are off-street, therefore impacts to parking provision locally would not be harmful.

Environmental Implications:

- 4.3.12 The proposed development, by virtue of its limited scale in general terms together with the sustainable location would have no significant implications for the local environment in terms of carbon emissions and therefore would be generally in compliance with Section 14 of the NPPF.

Biodiversity Net Gain:

4.3.13 This is a householder application which is exempt from BNG Legislation defined under article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

4.4 **Conclusion**

4.4.1 The proposed development is considered acceptable and is considered to comply with the necessary provisions of the Local Plan policies and the National Planning Policy Framework. Grant conditional permission.

4.5 **Alternative Options**

4.5.1 None applicable.

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 proposed heat pump model shall be: NIBE F2050 UK 1x230v and retained thereafter unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect the amenity of the neighbouring occupiers. LP Policy D3.

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: 20 March 2025	