

DELEGATED FILE NOTE

CASE OFFICER: ...Henry Thomas.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/01905/FPH	Installation of heat pump (description amended 23.09.2024).	Gamelands 10A North Close Royston Hertfordshire SG8 5EZ

Submitted Plan Nos

Location Plan Existing and Proposed Floor Plans and Elevations

1.0 Policies

D1 Sustainable design

D3	Protecting living conditions
D4	Air quality
SP1	Sustainable development in North Herts
SP9	Design and Sustainability
SECN12	Achieving well-designed places

2.0 **Relevant Site History**

15/01705/1HH - Single storey rear and side extension. Alterations to existing roof involving increase in roof height and addition of a roof light to facilitate conversion of loft space into habitable accommodation. Conditional Permission.

15/00767/1HH - Two storey rear and single storey side extension. Alterations to existing roof involving increase in roof height and addition of roof lights to facilitate conversion of loft space into habitable accommodation. Conditional Permission.

02/00220/1HH - Single storey rear extension. Conditional Permission.

3.0 **Representations**

3.1 **Neighbour Consultation and Site Notice** – Two received: one in support and one in objection.

The objection states that:

“We are in knowledge that this specific appliance is extremely noisy and not pleasant to look at. We have 2 bedrooms at the rear of the property which back onto this property and would cause issues with noise. We also spend a lot of time in our garden and would NOT appreciate the noise produced by said appliance. We also have 2 dogs that could bark at unusual noises so we STRONGLY object to this application.”

3.2 **Royston Town Council** – No objection.

3.3 **NHC Environmental Health (noise and other nuisance)** – No objection.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The application site is a backland plot accessed from North Close within a residential part of Royston.

4.2 **Proposal**

4.2.1 Installation of an air source heat pump.

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.

Design and Appearance:

4.3.2 The objectives of the National Planning Policy Framework (NPPF) include those seeking to secure the creation of high quality, beautiful and sustainable buildings and places (Section 12 – Achieving well-designed and beautiful places). Paragraph 131 of the NPPF states that “*Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable communities*”. In this regard, Policy D1 and D2 of the North Hertfordshire Local Plan are consistent with the objectives set out within the NPPF.

4.3.3 The application seeks to install an air source heat pump at ground level on the northern elevation of the existing dwelling. Whilst the plans depicts this as the ‘rear elevation’ in my view this is arguably the front elevation as it has the principle entry way into the dwelling. In any case, the heat pump is considered to be of a size and design typical for such domestic heat pumps, and due to its small size and siting close to the dwelling, it is not considered harmful to its character and appearance. The heatpump would not be visible from the street scene due to the dwelling sitting on a backland plot. The proposal therefore complies with Policies D1 and D2 of the Local Plan, and Section 12 of the NPPF.

Impact on Neighbouring Properties:

4.3.4 A core planning principle set out in the NPPF is to always seek to secure a good standard of amenity for all existing and future occupants of land and buildings. This principle is reflected in the provisions of Policy D3 of the NHLP.

4.3.5 The proposed air source heat pump is of a minor scale and would be positioned at a low level. The heat pump is set back sufficiently from the boundary with any neighbouring dwelling. Environmental Health (noise) have raised no objection to the

proposal and therefore it is considered that the unit would be unlikely to affect any neighbouring amenity significantly.

- 4.3.6 With regard to the objection received from 10 North Close, the neighbour is sited to the east and would be screened by the host dwelling and therefore noise impact would be further reduced. Environmental Health have not raised any objections to the proposed noise output.

Highways and Parking:

- 4.3.6 The proposed development does not include an increase in the number of bedrooms, therefore there would be no car parking issues arising from the proposed development.

Environmental Implications:

- 4.3.7 Section 14 of the NPPF sets out how the planning system should support the transition to a low carbon future. The principles set out in Section 14 are reflected in Policy D1 of the North Herts Local Plan, which sets out that development proposal should take all reasonable opportunities to reduce energy consumption and waste, retain existing vegetation and propose new appropriate planting, and future proof for changes in technology and lifestyle.
- 4.3.8 The proposed development, 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 and Policy D1.

Biodiversity Net Gain (BNG)

- 4.3.9 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 in accordance with Policies SP1, SP9, D1, D3 and D4 of the NHLP 2011-2031 and Sections 2, 12 and 14 of the NPPF 2023.

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.

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	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 10 October 2024	