

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/01943/FPH	Installation of rear air source heat pump.	53 Cleveland Way Great Ashby Stevenage Hertfordshire SG1 6BH

Submitted Plan Nos

LocationPlan 01 02 03 04

1.0 Policies

D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
T2	Parking
SECN12	Achieving well-designed places
SECN14	Meeting climate change,coastal,flooding

2.0 **Site History**

2.1 No relevant history.

3.0 **Representations**

3.1 **Neighbour Consultation** – None received.

3.2 **Ecology** – No objection – *“Thank you for consulting me, I have no objection to the proposal and it is exempt from BNG.”*

3.3 **Environmental Health** – No objection – *“The MCS noise assessment for this application is above the required level (i.e. it fails and so planning is required). The exceedance, however, is marginal (less than 1dB). Given this and the proposed location and neighbouring premises, I have no objections to the proposals.”*

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 No. 53 comprises a two-storey residential dwelling off Cleveland Way, Great Ashby.

4.2 **Proposal**

4.2.1 Planning permission is sought for the 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 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.

4.3.3 The proposed air source heat pump would be to the rear garden area of the host dwelling and would therefore be obscured from view from the public realm and visual amenities associated with neighbouring dwellings. Given that air source heat pumps are relatively common features within residential curtilages, I do not consider that it would appear out of place in proximity to the host dwelling.

4.3.4 The proposed development is therefore considered to be in compliance with Policies D1 and D2 of the Local Plan and the core principles set out within Section 12 of the National Planning Policy Framework. The design and appearance are therefore acceptable.

Impact on Neighbouring Properties:

4.3.5 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.

4.3.6 When considering the built form of the proposed pump, the proposed development is not considered to cause harm by reason of a loss of light or by giving rise to dominance. Environmental Health were consulted and have made representation, discussing the prospective noise impacts of the development. Their comment references that the noise level is less 1dB above the permitted level, a marginal increase in noise that is not considered to be objectionable. Furthermore, the siting of the unit in relation to nearby properties is also not considered to cause this noise impact to be objectionable. No neighbour representations were received.

- 4.3.7 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.

Biodiversity Net Gain:

- 4.3.8 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.

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: 15 October 2024	