

DELEGATED FILE NOTE

CASE OFFICER: ...Andrew Hunter.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/02166/NMA	Inclusion of external air-source heat pump on rear elevation of garden room/gym (as Non-Material Amendment to planning permission 22/01273/FPH granted 28.09.2022)	216 Cambridge Road Hitchin Hertfordshire SG4 0JW

Submitted Plan Nos

011 rev 1

1.0 Policies

2.0 **Site History**

- 2.1 22/01273/FPH - Part two storey and part single storey rear extension, two storey side extension and single storey front/side extension following demolition of existing detached garage. Roof extension to form gable end and insertion of rear dormer window to facilitate loft conversion. Erection of detached gym/storage outbuilding (as amended by plans received 19/08/22 and 22/08/22) – Approved 28/09/22.

3.0 **Representations**

- 3.1 None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The site is a two storey semi-detached dwelling.

4.2 **Proposal**

- 4.2.1 The application proposes the following amendments to original planning permission 22/01273/FPH:

- ☐ The addition of an external air source heat pump on the rear of the approved outbuilding.

4.3 **Key Issues**

- 4.3.1 The key issue for consideration is whether the proposed amendments would constitute a material alteration to the previously granted scheme.
- 4.3.2 The proposed air source heat pump (ASHP) will be a small addition to the outbuilding, will be on its rear elevation, and will not be visible within the site as it will be close to the rear fence and as it will be obscured by the approved outbuilding. The proposed small size of the ASHP, and as it will be largely obscured by the approved outbuilding and existing outbuildings and fences, means it will not affect the wider locality. In design, size, siting and visual impacts, the proposed ASHP is not considered to be a material change to the original planning permission.
- 4.3.3 The ASHP as stated above will be of small size, and will be visually obscured from the closest neighbouring dwellings by the approved and existing outbuildings, fences and vegetation. Visually, the ASHP is not considered noticeable to neighbours.
- 4.3.4 ASHP's can also produce noise. The applicant has included manufacturers details of two potential models of the ASHP, both of which would produce similar noise levels. The noise generated for both would be relatively quiet, at its loudest being equivalent to

a normal conversation. It is not considered that this noise would be unduly noticeable to neighbours as it would be muffled by outbuildings, fences and vegetation near the ASHP. The ASHP would also be at the ends of rear gardens where it is not considered that noise generated would be noticeable to neighbours inside their dwellings and much of their gardens. It is not considered that the proposed ASHP would be materially noticeable to neighbours.

- 4.3.5 For the reasons above I consider that the proposed alterations would not materially alter the nature of the previously granted permission. I am therefore satisfied that the amended scheme would be acceptable in planning terms.

4.4 **Conclusion**

- 4.4.1 The proposed changes to the scheme are not considered to be 'material' alterations to the previously granted planning permission. It is therefore my view that the non-material amendments are **AGREED**.

5.0 **Recommendation**

- 5.1 That the non-material amendment is **AGREED**.

Signed  Anne McDonald	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 17 October 2024	