

DELEGATED FILE NOTE

CASE OFFICER: ...Anne McDonald.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/01545/NMA	Insertion of additional window to plot 4 kitchen/dining area, change the main entrance canopy to oak framed gable canopy, new roof lights to the second-floor flats and relocate air source heat pumps and cycle store. (as Non-Material Amendment to planning permission 23/01446/FP granted 08.04.2024)	1 Pirton Road Hitchin Hertfordshire SG5 2BD

Submitted Plan Nos

AA199_1.1.010-External Works AA199_1.1.100-Ground Floor Plan AA199_4.1.101-First Floor Plan AA199_4.1.102-Second Floor Plan AA199_4.1.103-Roof Plan AA199_4.1.200-Elevations AA199_4.1.201-Elevations AA199_4.1.210-Proposed Street Scene

1.0 Policies

2.0 Site History

- 2.1 Application 23/01446/FP approved the redevelopment of the site with the block of flats and DOC applications have been submitted for the agreement of details. Of relevance is application 25/00230/DOC which approved the landscaping scheme.

3.0 Representations

- 3.1 None undertaken.

4.0 Planning Considerations

4.1 Site and Surroundings

- 4.1.1 The application site comprises a large, detached house and its gardens at no.1 Pirton Road. The house has a unique position as it is a large, tri-angular plot boarding up to the junction of the Pirton Road (B655) and Offley Road (A505) with the roundabout for this junction being at the end of the garden. As a result, the site in effect has main

roads on three sides. The existing house is positioned at the western end of the site, with a vehicle driveway on the north / Pirton Road side. There is parking in front of the house, and a garden extends to the east, and there are various garden outbuildings and sheds in the garden. The garden also has many mature trees and hedges along the road boundaries. The land inclines to the west along Pirton Road and falls to the west along the A505 although the section of the A505 by the application site is relatively level.

- 4.1.2 The area is characterised mature, established, suburban, predominantly two storey housing with good sized rear gardens and on plot parking in most instances

4.2 **Proposal**

- 4.2.1 This NMA is seeking approval for:

- 2.0 the relocation of the cycle store to the west side of the site;
- 3.0 a new window in the first floor east (facing the roundabout) elevation to serve flat 4;
- 4.0 a larger porch canopy on the east elevation for the door at ground floor level;
- 5.0 the siting for 8 air source heat pumps in the development. Four of these are proposed to be sited to the side of the west elevation and these are for flats 1, 2, 5 and 6. Four are proposed to be sited on the roof. These are for flats 4, 7, 8 and 9. No air source head pump is proposed for flat 3.

4.3 **Key Issues**

- 1.0 I cannot support the scale of changes proposed in this NMA.
- 2.0 I have no objection to the new window which does not have a material visual impact on the external appearance of the block.
- 3.0 On balance no objection to the larger porch canopy which does not have an adverse impact on the appearance of the block and would not be harmful to neighbours even if they noticed the change in design and size.
- 4.0 I do not support the proposed relocated cycle parking on the west side of the building as this removes an area of landscaping and has the potential to bring noise and disturbance and possibility some form of external lighting that could be a nuisance close to the neighbour no.3.
- 5.0 The proposed plan does not show what the undercroft cycle store area is to become and there is no need for two cycle stores so the cycle store on the west side of the building is not needed.
- 6.0 I do not support the introduction of the air source heat pumps by this application type. No information has been provided on the size or type of air source heat pumps to be used. It is not clear if these will be visible standing upright on the roof of the block, which would have an adverse visual impact, nor if the noise impact from the ones to be located to the west side of the building would have a noise nuisance on the neighbour no.3. The location of the air source heat pumps on the west side of the building will also further remove a section of landscaping.
- 7.0 Application 25/00230/DOC has approved landscaping to the west side of the building and this proposal is in conflict with these agreed details.
- 8.0 In my view the removal of landscaping next to the neighbour no.3 and the locating of a cycle store and air source heat pumps are changes that could negatively affect the residential amenity of the neighbour no.3 and are changes that need to be the subject of a planning application where both the neighbour and the Environmental Health team are both consulted.
- 9.0 Furthermore, the siting of 8 air source heat pumps are operational development in their own right and cannot be considered as a non-material amendment to an existing planning permission.

4.4 **Conclusion**

4.4.1 Refuse.

4.5 **Alternative Options**

4.5.1 None applicable

4.6 **Pre-Commencement Conditions**

4.6.1 N/A.

5.0 **Recommendation**

5.1 That this non-material amendment is refused.

Signed  Shaun Greaves Determining Officer Date: 4 July 2025	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF