

DELEGATED FILE NOTE

CASE OFFICER: ...Vicki Wood.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/01690/FPH	Installation of rear elevation air source heat pump.	4 Wheat Hill Letchworth Garden City Hertfordshire SG6 4HJ

Submitted Plan Nos

Location Plan 01 02 03 04

1.0 Policies

1.0 Local and National Policy

1.1 National Planning Policy Framework 2023 (NPPF)

Section 2 – Achieving sustainable development

Section 12 – Achieving well-designed and beautiful places

Section 14 - Meeting the challenges of climate change, flooding and coastal change

1.2 North Hertfordshire Local Plan 2011-2031 (NHLP)

Strategic Policies

Policy SP1 – Sustainable Development in North Hertfordshire

Policy SP9 – Design and Sustainability

Development Management Policies

Policy D1 – Sustainable design

Policy D2 – House extensions, replacement dwellings and outbuildings

Policy D3 – Protecting living conditions

Policy D4 – Air quality

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** – None received.

3.2 **LGCHF** – None received.

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 lies on the eastern side of Wheat Hill and comprises of a detached bungalow with semi-detached garage to the southern side of the dwelling. Wheat Hill rises quite steeply when travelling in a northerly direction from Hawthorn Hill to the south resulting in neighbouring properties having different ground levels.

4.1.2 The application site is within the settlement boundary for Letchworth where development is generally acceptable subject to policy requirements.

4.2 **Proposal**

4.2.1 Installation of rear elevation air source heat pump.

4.3 **Key Issues**

4.3.1 The key issues for consideration are as follows:

1.0 The acceptability of the design of the proposed development and its resultant impact on the character and appearance of the area.

2.0 The impact that the proposed development would have on the living conditions of neighbouring properties.

3.0 The impact that the proposed development would have on car parking provision in the area.

4.0 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 on the rear elevation of the existing dwelling. The position shown on the submitted plans shows this to be to the southern corner of the dwelling close to the party boundary with the neighbouring property to the south known as no.2 Wheat Hill. The pump itself would sit below an existing rear window and is of a minor scale. Timber fencing exists to the party boundary with no.2 Wheat Hill as well as the property being set down its rear elevation is also set back from the dwelling where the pump is proposed. No objections have been received from Environmental Health. In design terms the pump is a minor addition to the dwelling, is well screened with no impact to the streetscene and is acceptable.

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 alongside an existing timber fence. The neighbouring property to the south is unlikely to be affected to any significant resulting in the application being acceptable.

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, D2, 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:

3. 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  Shaun Greaves Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
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Date: 13 September 2024	
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