

Planning Statement

Proposed development: Installation of external heat pump to property located at 101 Barton Road, Congerstone, CV13 6NB.

This proposal is for an air source heat pump to be installed to the side elevation of 101 Barton Road which is located within the Congerstone Conservation Area. The installation of the heat pump is lawful as permitted development under Schedule 2, Part 14, Class G of the Town and County Planning (General Permitted Development) Order 2015.

Paragraph 11 of the National Planning Policy Framework (NPPF) (2023) and Policy DM1 of the Site Allocation and Development Management Policies Development Plan Document (SADMP) set out a presumption in favour of sustainable development, and state that development proposals that accord with the development plan should be approved unless other material considerations indicate otherwise, the local development plan is the starting point for decision making, and the NPPF is a material consideration in determining planning applications.

The development plan in this instance consists of the Site Allocations and Development Management Policies (2016) (SADMP).

The main relevant policies to be considered alongside national policies and guidance are as follows:

Site Allocations and development Management Policies (SADMP) Development Plan (2016):

- Policy DM1: Presumption in Favour of Sustainable Development
- Policy DM10: Development and Design
- Policy DM11: Protecting and Enhancing the Historic Environment
- Policy DM12: Heritage Assets
- Policy DM18: Vehicle Parking Standards

The fact the property is within the Conservation Area, does not preclude an air source heat pump from being permitted development. The proposal complies namely with criteria (j) and (k) of the above regulations. Additionally, as can be seen from the plans, the heat pump will be set back more than the minimum required distance from the boundary of the curtilage of the dwelling house to satisfy criteria (e).

The proposed development relates to a site in the settlement boundary of Congerstone. As such, there is a presumption in favour of sustainable development under Policy DM1 of the SADMP, and the wider policies of the NPPF. The sustainable principle of development is subject to all other material planning matters being appropriately addressed.

Impact upon the Character of the Area

Policy DM10 of the SADMP requires new development to complement or enhance the character of the surrounding area with regards to scale, layout, density, mass, design, materials and architectural features.

Policy DM11 and DM12 of the Site Allocations and Development Management Policies (SADMP) DPD seek to protect and enhance the historic environment. Development proposals should ensure the significance of a conservation area is preserved and enhanced.

Due to its siting well back from the front elevation of the property, the standard dimensions and scale of the pump, and the presence of the tall timber fence and hedgerow along the side boundary to provide further visual screening, the proposed pump would be a minor development that would have a neutral impact upon the character and appearance of the host dwelling and the wider Congerstone Conservation Area.

The proposal would therefore preserve the significance of the conservation area and would comply with Policies DM10, DM11 and DM12 of the Site Allocations and Development Management Policies DPD, section 16 of the National Planning Policy Framework and the statutory duty of section 72 of the Planning (Listed Building and Conservation Areas) Act 1990.

Impact on Residential Amenity

Policy DM10 of the SADMP states that the development would not have a significant adverse effect on the privacy and amenity of nearby residents and occupiers of adjacent buildings, including matters of lighting, air quality (including odour), noise, vibration and visual intrusion.

Due to the scale and size of the proposed heat pump and its location being based on the side elevation on the ground floor and adjacent to a 1.8m wooden boundary fence, it is considered that it would not detrimentally impact neighbouring residential amenity in terms of loss of light, loss of privacy, overbearing impacts or overshadowing.

Overall it is considered that the proposal is acceptable in terms of neighbouring residential amenity impacts and as such is in accordance with Policy DM10 of the SADMP.

Impact on Highway Safety

Policies DM17 and DM18 of the SADMP require all development to provide an appropriate level of parking provision.

The proposal has no impact on highway safety or vehicular parking due to the nature of the proposal and the siting of the heat pump. The proposal is therefore in accordance with Policies DM17 and DM18 of the SADMP.