

Retrospective external air-conditioning installation

Planning Statement

9 Equity Road East, Earl Shilton, Leicestershire, LE9 7FZ

1. Proposal

This statement accompanies a retrospective householder planning application for the retention of three existing external air-conditioning condenser units serving the dwelling at the above address. The units were installed on 28 July 2024. The application relates to the equipment and its associated external services as existing.

The installation does not create additional floorspace, alter the use of the property, create a new access, or alter parking arrangements. The application is made to regularise the existing installation.

2. Site and surroundings

The property is a residential dwelling on Equity Road East, Earl Shilton. The condenser units are grouped at high level along the edge of a flat-roof area beside the pitched roof. The submitted photographic schedule records the existing arrangement, surrounding roof context, visible service routes and nearby residential properties.

The accompanying location and site drawings identify the property and the relationship of the equipment to the building and boundaries. The AC-specific drawing identifies the three units as AC1, AC2 and AC3.

3. Existing equipment

Label	Manufacturer	Model reference
AC1	Samsung	AC035RXADKG / AC035RNJDKG
AC2	Samsung	AR18BXHQASIX / AR18BXHQASIN
AC3	Samsung	AR12TXHQASIX / AR12TXHQASIN

The units are external condenser units associated with domestic air-conditioning equipment. Visible electrical/refrigerant services are routed between the units and the building. The installation is shown in the accompanying photographs and drawings.

4. Design and visual impact

The equipment is located at roof level and grouped together rather than distributed across several elevations. Its high-level position limits its prominence from ordinary street-level viewpoints, while the submitted photographs allow the council to assess its visibility from neighbouring properties and elevated viewpoints.

The units are modest domestic-scale mechanical equipment and do not alter the principal form or use of the dwelling. The visible service routes are included within the submitted evidence so that the council can assess their appearance. The applicants will retain the installation in the positions shown on the drawings and will keep the external services in a neat and serviceable condition.

5. Residential amenity and noise

The closest neighbouring façade is approximately 4.35 m from the nearest condenser, and the nearest identified window to a habitable room is 8m away from the nearest unit. This distance has been used in the noise calculation attached.

6. Drainage, access and other matters

The installation does not affect highway access, parking or the use of the dwelling. Maintenance is undertaken from the existing roof/flat-roof areas by competent persons. Condensate is managed through the existing roof-edge/gutter and downpipe arrangement shown in the photographic evidence; the installation is not intended to discharge onto neighbouring land.

No additional ecological or heritage works are proposed. The application form should identify any formal designation or constraint affecting the property accurately.

7. Planning policy

The proposal has been considered against the relevant adopted Hinckley & Bosworth planning framework, including DM7 (Preventing Pollution and Flooding) and DM10 (Development and Design). The principal considerations are the visual effect of the equipment, its relationship with the dwelling and surrounding area, and its effect on neighbouring residential amenity through noise, vibration or visual intrusion.

The equipment is domestic in scale, does not involve additional accommodation or a change of use, and is positioned at high level. The submitted drawings, photographs and noise information provide the council with evidence of the existing arrangement and its relationship with nearby residential properties. On that basis, the proposal is considered capable of retention without a significant adverse effect on the character of the area or neighbouring amenity, subject to the council's assessment of the submitted evidence.

8. Retrospective context

The units were installed in good faith on 28 July 2024. The applicants subsequently became aware that planning permission was required and have made this application to regularise the existing position. The planning merits of the retained installation are set out above.

9. Conclusion

The application seeks the retention of three existing domestic external air-conditioning condenser units and associated external services. The proposal does not involve a change of use, additional floorspace, new access or alteration to parking. The submitted plans, photographs and indicative noise information describe the existing installation and address its visual and residential-amenity effects. The proposal is considered acceptable in planning terms and permission is respectfully requested.