

Delegated Officer Report

Planning Ref: 25/00398/HOU

Applicant: Andrew Baird

Ward: Hinckley DeMontfort



Hinckley & Bosworth
Borough Council

Site: 10 Helsinki Drive Hinckley Leicestershire

Proposal: Installation of an air source heat pump to rear of property

1. Recommendations

1.1. **Grant planning permission** subject to:

- Planning conditions outlined at the end of this report

2. Planning application description

- 2.1. The application seeks full planning consent for the installation of an air source heat pump to the rear elevation of 10 Helsinki Drive. The heat pump would be located approximately 1m from the rear elevation of the dwelling and 0.3m from the side boundary wall.
- 2.2. The proposed air source heat pump model would measure 1.25 metres in width, 0.362 metres in depth and 0.92 metres in height.
- 2.3. The proposed air source heat pump model is EDLA04E2V3.

3. Description of the site and surrounding area

- 3.1. The application site relates to a two-storey detached residential dwelling situated within the settlement boundary of Hinckley.
- 3.2. The application is gabled roof dwelling with red brick and slate effect tiles to the roof and white uPVC to the openings. This property has 5 windows on the front elevation and 4 windows on the rear elevation in white UPVC. A detached single garage is also located to the side elevation with 2 more car park spaces in front of that.
- 3.3. The site can be accessed to the south-east of Helsinki Drive at the entrance of a cul-de-sac. A farm lies immediately to the east of the site with Hinckley Golf Course beyond that, otherwise the surroundings are residential in nature.

4. Relevant planning history

N/A

5. Publicity

- 5.1. The application has been publicised by sending out letters to local residents. No objections have been received.

6. Consultation

HBBC Environmental Services Pollution:

- No objection

7. Policy

- 7.1. Site Allocations and Development Management Policies DPD (2016)
- Policy DM1: Presumption in Favour of Sustainable Development
 - Policy DM2: Delivering Renewable Energy and Low Carbon Development
 - Policy DM10: Development and Design
- 7.2. National Planning Policies and Guidance
- National Planning Policy Framework (NPPF) (2024)
 - Planning Practice Guidance (PPG)
- 7.3. Other relevant guidance
- Good Design Guide (2020)
 - National Design Guide (2019)

8. Appraisal

- 8.1. Key Issues
- Design and impact upon the character of the area
 - Impact upon neighbouring residential amenity

Design and impact upon the character of the area

- 8.2 Policy DM2 of the Site Allocations and Development Management Policies DPD supports renewable energy and low carbon developments subject to mitigation of adverse impacts such as landscape, noise, and visual impacts.
- 8.3 Policy DM10 of the Site Allocations and Development Management Policies DPD seeks to ensure that development complements or enhances the character of the surrounding area with regard to scale, layout, density, mass, design, materials and architectural features and the use and application of building materials respects the materials of existing, adjoining and neighbouring buildings and the area generally.
- 8.4 The application seeks full planning consent for the installation of an air source heat pump to the rear elevation of 10 Helsinki Drive, Hinckley.
- 8.5 The air source heat pump is proposed to be located to the rear (west) elevation of the application dwelling; it would not be viewable from a public realm and would not be overly prominent from any principal windows of the neighbouring property. By reason of its modest scale and siting, it would not have an adverse impact on the character and appearance of the application dwelling or surrounding area. The proposal would therefore be considered to be in accordance with Policies DM2 and DM10 of the adopted SADMP in visual terms. A condition requiring its removal at the end of its life is proposed to ensure that it does not degrade the character of the area after its useful life.

Impact upon neighbouring residential amenity

- 8.6 Policy DM10 of the Site Allocations and Development Management Policies DPD requires that development would not have a significant adverse effect on the amenity of nearby residents and occupiers of adjacent buildings and the amenity of occupiers of the proposed development would not be adversely affected by activities within the vicinity of the site.

- 8.7 The MCS-020 noise assessment has been conducted, and after evaluating all relevant elements and standards, it concludes that the proposal meets the required criteria and accordingly the result was pass. Therefore, it is not expected to have any adverse impact in terms of noise pollution on the surrounding neighbouring properties.
- 8.8 The air source heat pump would sit around 1m away from the rear elevation of the host dwelling and 30 cm from the property boundary, which is considered to be a short distance. The heat pump would be screened by tall wall from view of the adjacent premises at 80 Helsinki Drive (to the rear/west), 9 Helsinki Drive to the north (on the opposite side of the road) and by a garage to 11 Helsinki Drive streetscene. No objection has been raised by the HBBC Environment Team and the separation distances, technical specifications of the heat pump and boundary treatments will mitigate neighbouring dwellings from adverse harm and therefore it does not consider to have an adverse impact on neighbouring property.
- 8.9 Taking the above into consideration, the proposal therefore complies with Policy DM10 in terms of its impact on neighbouring residential amenity.

9. Equality implications

- 9.1 Section 149 of the Equality Act 2010 created the public sector equality duty. Section 149 states:-
- (1) A public authority must, in the exercise of its functions, have due regard to the need to:
 - (a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
 - (b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
 - (c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.
- 9.2 Officers have taken this into account and given due regard to this statutory duty, and the matters specified in Section 149 of the Equality Act 2010 in the determination of this application.
- 9.3 There are no known equality implications arising directly from this development.

10. Conclusion

- 9.1. The application is acceptable as there would be no adverse visual impact on the building, or the wider area and the residential amenity of the neighbouring dwelling would be safeguarded. Therefore, the proposal complies with Policies DM2 and DM10 of the SADMP.

11. Recommendation

- 11.1 **Grant planning permission** subject to:
- Planning conditions outlined at the end of this report
- 11.2 **Conditions and Reasons**

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows:

- Application Form, , Site Plan as proposed- Drg No: 03, Daikin Altherma 3 Low Capacity Monobloc- Heat Pump, MCS 020 – Manual Sound Calculator and Site Location Plan all as received by the Local Planning Authority on the 14th April 2025.

Reason: To ensure a satisfactory form of development in accordance with Policies DM1 and DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

3. At such time as the air source heat pump ceases to be operational it shall be removed from the exterior of the building.

Reason: In the interests of visual amenity in accordance with Policy DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016)

11.3 Notes to applicant

- a) The approved development may require Building Regulations Approval, for further information please contact the Building Control team via e-mail at building.control@blaby.gov.uk or call 0116 272 7533.