

Delegated Report

Planning Ref: 24/00078/HOU
Applicant: Mr Chris Cottrell
Ward: Hinckley Castle



Hinckley & Bosworth
Borough Council

Site: 90 Northfield Road Hinckley Leicestershire

Proposal: Installation of air source heat pump to rear elevation

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 90 Northfield Road, Hinckley.
- 2.2. The proposed air source heat pump model is EDLA08E2V3.
- 2.3. The proposed distance in noise level from the assessment window is 45dB.
- 2.4. The proposed distance from the assessment window is 6.40 metres.

3. Description of the site and surrounding area

- 3.1. The application site relates to a semi-detached two-storey dwelling situated within the settlement boundary of Hinckley. The dwelling comprises the use of cream render to the walls, brown tiles to the pitched roof and white uPVC to the windows and doors. Two off-street parking spaces are situated to the front of the dwelling on a slabbed/concreted hardstanding. A mature tree is situated to the grass verge adjacent to the dwelling.
- 3.2. The street scene is predominantly residential and uniform in terms of design and scale, however varied in finish.

4. Relevant planning history

92/00549/4

- VEHICULAR ACCESS
- PER
- 07.07.1992

5. Publicity

- 5.1. The application has been publicised by sending out letters to local residents. One objection has been received which is summarised below;
 - Concerns regarding the noise levels
 - Concerns regarding the running times
 - Concerns as dogs are noise sensitive and need access to the garden at all times

Consultation

6.1. HBBC Environmental Services Pollution 1;

- No objections.

6. Policy

7.1. Core Strategy (2009)

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7.2. 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

7.3. National Planning Policies and Guidance

- National Planning Policy Framework (NPPF) (2023)
- Planning Practice Guidance (PPG)

7.4. Other relevant guidance

- Good Design Guide (2020)
- National Design Guide (2019)

7. 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

7.2 Policy DM2 supports renewable energy and low carbon developments subject to mitigation of adverse impacts such as landscape, noise, and visual impacts.

7.3 Policy DM10 of the adopted SADMP 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/neighbouring buildings and the area generally.

7.4 The unit is proposed to be located to the rear (south-west) elevation of the application dwelling and will therefore 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 its discreet 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.

7.5 The proposal is therefore considered to be in accordance with Policies DM2 and DM10 of the SADMP.

Impact upon neighbouring residential amenity

- 7.6 Policy DM10 of the adopted SADMP 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.
- 7.7 Further information relating to a MCS-020 noise assessment was requested by the Environmental Services officer and further information was submitted which demonstrates that the final noise level calculations are 45dB, 3dB greater than would be Permitted Development in terms of purely the noise consideration. The Environmental Services officer has confirmed that the information is, however acceptable and therefore has no objections. A condition requiring the air source heat pump to comply with the Microgeneration Certification Scheme planning standard MCS 020 and once installed is proposed.
- 7.8 The air source heat pump would sit 6.40 metres away from the assessment window.
- 7.9 Taking the above into consideration, the noise information submitted and the distance of the air source heat pump from the assessment window it is considered sufficient to safeguard the residential amenity of the neighbouring dwelling. The proposal therefore complies with Policy DM10 in terms of its impact on neighbouring residential amenity.

8. Equality implications

- 8.1 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.
- 8.2 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.
- 8.3 There are no known equality implications arising directly from this development.

9. 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.

10. Recommendation

- 10.1 **Grant planning permission** subject to:

- Planning conditions outlined at the end of this report

10.2 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 Location Plan, Block Plan, Ground Floor Plan and Daikin Altherma 3 M 4-6-8 kW Product leaflet 2022 as received by the Local Planning Authority on the 23rd January 2024.

Heat Pump Details as received by the Local Planning Authority on the 16th February 2024.

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)

4. The air source heat pump hereby permitted shall comply with Microgeneration Certification Scheme planning standard MCS 020 and once installed shall be permanently so maintained at all times thereafter.

Reason: To ensure that its use and operation does not result in any unacceptable noise impacts on the residential amenity of any neighbouring properties in accordance with Policies DM2 and DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

10.3 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.