

Delegated Report

Planning Ref: 26/00372/HOU

Applicant: Jamie Sargent-Walker

Ward: Hinckley Castle



Hinckley & Bosworth
Borough Council

Site: 6 Northfield Road Hinckley Leicestershire

Proposal: Installation of air source heat pump

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 permission for the installation of an air source heat pump at 6 Northfield Road, Hinckley.
- 2.2. The proposed air source heat pump would measure 0.85m x 1.37m x 0.59m. It would be situated 0.25 metres from the south-western (rear) elevation of the existing dwelling 1.00 metre from the shared boundary with 8 Northfield Road.
- 2.3. The unit would be an Octopus Energy Cosy 9 and it would be situated 2.73 metres from the nearest assessment window. The proposed distance in noise level from the assessment window is 57.00 dBA.
- 2.4. Additional works include the installation of a 1.80 metre high, 2.00-metre-wide close boarded fence with addition 9mm plywood to the south-eastern shared boundary.
- 2.5. During the course of the application the Council have worked with the applicant's agent to mitigate noise pollution concerns.

3. Description of the site and surrounding area

- 3.1. The application site relates to a two-storey semi-detached residential dwelling situated within the settlement boundary of Hinckley.
- 3.2. The application dwelling has a mono-pitched roof form, with a flat roof addition to the rear. It is finished in a mix of pebble dash, painted/unpainted brick to the walls, uPVC to the windows and concrete red tiles to the roof. To the sites frontage sits an area of gravelled hardstanding bound by a brick wall and singular brick pillar suitable to host an off-street parking provision for one vehicle.
- 3.3. The south-west of Northfield Road where the application dwelling is situated is relatively uniform in design and scale, but varied in finish.

4. Relevant planning history

- None relevant.

5. Publicity

- 5.1. The application has been publicised by sending out letters to local residents.
- 5.2. Following the publications, no representations have been received.

6. Consultation

6.1. HBBC Environmental Health (Pollution):

'No objections.'

7. Policy

7.1. Core Strategy (2009)

- Policy 1: Development in Hinckley

7.2. Site Allocations and Development Management Policies DPD (2016)

- Policy DM1: Presumption in Favour of Sustainable Development
- Policy DM7: Preventing Flooding and Pollution
- Policy DM10: Development and Design

7.3. National Planning Policies and Guidance

- National Planning Policy Framework (NPPF) (2026)
- Planning Practice Guidance (PPG)

7.4. 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 DP3 (1) of the NPPF confirms that development proposals should respond to their context (the history, character and features of their site and its setting), so that they integrate with and enhance their surroundings; such as through the arrangement of development plots and buildings, the use of materials and architectural features, and the restoration, reuse and integration of heritage assets. This should not preclude innovation or change where appropriate, especially where an increased scale or density of development is justified in accordance with Policies L2 and L3 of the NPPF.

8.3 To create well-designed places, Policy DP3 (2(c)) of the NPPF states that development proposals should also create visually attractive, distinctive and characterful development to establish or maintain a strong sense of place and pride, including through the use of a coherent palette of materials, design features and planting.

8.4 Policy DP3 (3) of the NPPF states that development proposals should be refused if, without clear justification, they conflict with NPPF Policy DP3(1) or relevant aspects of the principles in Policy DP3 (2) of the NPPF, or with any explicit design standards set out in the development plan (including those in locally specific policies, guides, codes or masterplans). Substantial weight should be given to compliance with relevant development plan policies when assessing the design quality of proposals.

8.5 Policy DP3 (4) of the NPPF highlights that the principles set out in the Design and Placemaking Planning Practice Guidance should be used to inform how this policy is applied in the absence of locally produced design policies, guides, codes or masterplans.

8.2 Policy W3 of the NPPF requires substantial weight to be given to:

- a) The benefits for improving energy security, supporting economic development and/or the transition to a net zero future;
- b) In the case of applications for the re-powering and life-extension of existing sites, the additional benefit of utilising an established site for this purpose; and

- c) The contribution that small-scale and community-led renewable and low carbon energy projects can make to reducing greenhouse gas emissions, along with their associated economic and social benefits.
- 8.3 Policy DM2 of the adopted SADMP supports renewable energy and low carbon developments subject to mitigation of adverse impacts such as landscape, noise, and visual impacts.
- 8.4 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.
- 8.5 The air source heat pump is proposed to be located to the south-western (rear) elevation of the application dwelling and will therefore not be viewable from a public realm. 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 is therefore be considered to be in accordance with Policies DM2 and DM10 of the adopted SADMP and Policies DP3 and W3 of the NPPF. A condition requiring its removal at the end of its life is considered reasonable and necessary.
- Impact upon neighbouring residential amenity
- 8.6 Policy P3 (1) of the NPPF states that development proposals should be appropriate for their location, taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, whether these effects are on or off-site; and whether this is as a result of the development itself or the product of preexisting conditions in its vicinity. In assessing the potential effects of pollution, consideration should be given to the potential sensitivity of the site, and its intended occupiers and users, as well as that of the environment and population in the surrounding area (including where certain groups could be particularly vulnerable to its effects, such as children and older people).
- 8.7 In accordance with Policy P3(2)(a) and (b) of the NPPF, development proposals should therefore:
- (a) Provide healthy living conditions for occupiers and users in terms of adequate access to light and avoiding exposure to levels of air, noise, artificial light or other sources of pollution which could have an unacceptable adverse effect on health and the quality of life. Where necessary suitable mitigation measures should be incorporated to secure acceptable living conditions;
 - (b) Not give rise to, or contribute to, an unacceptable level of access to daylight and sunlight for neighbouring residents and occupiers, or unacceptable levels of air, noise, artificial light, water, soil or other forms of pollution on or beyond the site. Adverse impacts of this nature should be avoided where possible, or else mitigated to an acceptable degree. Where possible, opportunities should be taken to reduce pollution affecting the wider area (such as through traffic and travel management or improved external lighting);
- 8.6 Policy DM2 of the adopted SADMP supports renewable energy and low carbon developments subject to mitigation of adverse impacts such as landscape, noise, and visual impacts.
- 8.7 Policy DM7 of the adopted SADMP seeks to ensure that development does not cause noise or vibrations of a level which would disturb areas that are valued for their tranquillity in terms of recreation or amenity.

- 8.8 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.
- 8.9 The application has been supported by an MCS-020 noise assessment which concludes that the unit has passed the relevant criteria following mitigation in form of a 1.80 metre high, 2.00-metre-wide close boarded fence with addition 9mm plywood to the shared boundary with 8 Northfield Road, as such the proposed unit is not considered to bear any impacts in terms of noise or vibration. By way of scale and location the unit would also have no impact on neighbouring residential amenity in terms of loss of light, loss of privacy, overbearing or overshadowing impacts.
- 8.10 The Councils Environmental Health Officer has raised no objection to the proposal.
- 8.11 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 Policies DM7 and DM10 and Policy P3 of the NPPF 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

- 10.1 In summary, there is a strong support in favour of renewable and low carbon energy projects such as the installation of air source heat pumps subject to mitigation of adverse impacts such as landscape, noise, and visual impacts.
- 10.2 The Council have assessed the scheme and can conclude that the proposed unit would bear no adverse impacts upon the character of the area nor neighbouring amenity as such it is considered that the proposed development would be in accordance with Policies DM1, DM2, DM7 and DM10 of the adopted SADMP, Policies DP3, W3 and P3 of the NPPF. The proposal is therefore recommended approval subject to the below conditions.

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:
 - Site Location Plan as received by the Local Planning Authority on the 22nd April 2026.
 - Site Plan as Proposed, Drg No. 03 Rev A;
 - Elevations as Proposed, Drg No. 04 Rev A as received by the Local Planning Authority on the 25th June 2026.
 - Noise Impact Assessment as received by the Local Planning Authority on the 26th June 2026.

Reason: To ensure a satisfactory form of development in accordance with Policies DM1, DM7 and DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016) and Policies DP3 and P3 of the National Planning Policy Framework (2026).

3. Prior to first use of the air source heat pump hereby approved, the closeboard fence with additional 9mm plywood shall be installed in accordance with the approved 'Elevations as Proposed, Drg No. 04 Rev A' and 'Site Plan as Proposed, Drg No. 03 Rev A'. Thereafter the fence shall be retained and maintained in accordance with the approved details whilst the air source heat pump is operational.

Reason: To ensure a satisfactory form of development in accordance with Policies DM7 and DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016) and Policies DP3 and P3 of the National Planning Policy Framework (2026).

4. 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) and Policy DP3 of the National Planning Policy Framework (2026).

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.