

Delegated Report

Planning Ref: 23/01074/CLP
Applicant: Mr James Coates
Ward: Hinckley DeMontfort



Hinckley & Bosworth
Borough Council

Site: 11 Netherley Court Hinckley Leicestershire

Proposal: Installation of air source heat pump

1. Recommendations

1.1. Grant Certificate of Lawful Proposed Development

2. Planning application description

- 2.1. The application seeks a Certificate of Proposed Lawful Development for the installation of an air source heat pump at 11 Netherley Court, Hinckley.
- 2.2. The air source heat pump would be situated to the rear ground floor elevation of the dwelling between the existing back door and French doors.
- 2.3. The air source heat pump would be the Daikin Altherma 3 M (4-6-9 kW).

3. Description of the site and surrounding area

- 3.1. The application dwelling is located within a cul-de sac, within the settlement boundary of Hinckley. It is a three storey semi-detached house with a pitched roof featuring brown tiles to the roof, a red/orange brick finish to the walls and white uVPC windows. To the front ground floor elevation the dwelling hosts a built in garage and canopy over the front entrance and to front first floor elevation the dwelling hosts a Juliette balcony
- 3.2. The dwelling forms part of a residential development for the erection of thirty seven dwellings as approved under the 2001 application 01/00030/FUL.
- 3.3. The area is relatively uniform in design and scale. The street scene predominantly consists of two-storey semi-detached and detached dwellings.

4. Relevant planning history

- None relevant.

5. Publicity/Consultation

- 5.1 This is an application for a certificate of proposed lawful use and no publicity or consultation is required.

6. Policy

- 6.1 The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

7. Appraisal

7.1 The main consideration for the determination of this proposal is whether the proposed development falls within permitted development as set out under The Town and Country Planning (General Permitted Development) (England) Order 2015 (As Amended) Schedule 2 Part 14, Class G.

7.2 Please note Class G covers the installation or alteration etc. of air source heat pumps on domestic premises.

G.1. Development is not permitted by Class G unless the air source heat pump complies with the MCS Planning Standards or equivalent standards.

G.2. Development is not permitted if:-

- a) in the case of the installation of an air source heat pump, the development would result in the presence of more than 1 air source heat pump on the same building or within the curtilage of the building or block of flats;

The development would not result in the presence of more than 1 air source heat pump on the same building or within the curtilage of the building.

- b) in the case of the installation of an air source heat pump, a wind turbine is installed on the same building or within the curtilage of the dwellinghouse or block of flats;

The development would not result in the installation of a wind turbine on the same building or within the curtilage of the building.

- c) in the case of the installation of an air source heat pump, a stand-alone wind turbine is installed within the curtilage of the dwellinghouse or block of flats;

The development would not result in the installation of a stand-alone wind turbine within the curtilage of the dwellinghouse.

- d) the volume of the air source heat pump's outdoor compressor unit (including any housing) would exceed 0.60 cubic metres;

The volume of the air source heat pump would not exceed 0.60 cubic metres.

- e) any part of the air source heat pump would be installed within 1.00 metre of the boundary of the curtilage of the dwellinghouse or block of flats;

No part of the air source heat pump would be installed within 1.00 metre of the boundary of the curtilage of the dwellinghouse.

- f) the air source heat pump would be installed on a pitched roof;

The air source heat pump would not be installed on a pitched roof.

- g) the air source heat pump would be installed on a flat roof where it would be within 1 metre of the external edge of that roof;

The air source heat pump would not be installed on a flat roof.

- h) the air source heat pump would be installed on a site designated as a scheduled monument;

The air source heat pump would not be installed on a scheduled monument.

- i) the air source heat pump would be installed on a building or on land within the curtilage of the dwellinghouse or the block of flats if the dwellinghouse or the block of flats is a listed building;

The building or on land within the curtilage of the dwellinghouse is not a listed building.

- j) in the case of land within a conservation area or which is a World Heritage Site the air source heat pump—
 - (i) would be installed on a wall or a roof which fronts a highway; or
 - (ii) would be installed so that it is nearer to any highway which bounds the curtilage than the part of the dwellinghouse or block of flats which is nearest to that highway; or

The site is not situated within a conservation area or a World Heritage Site.

- k) in the case of land, other than land within a conservation area or which is a World Heritage Site, the air source heat pump would be installed on a wall of a dwellinghouse or block of flats if—
 - (i) that wall fronts a highway; and
 - (ii) the air source heat pump would be installed on any part of that wall which is above the level of the ground floor storey.

The site is not situated within a conservation area or a World Heritage Site.

Conditions

G.3. Development is permitted by Class G subject to the following conditions—

- a) the air source heat pump is used solely for heating purposes;

The air source heat pump is solely for heating purposes.

- b) the air source heat pump is, so far as practicable, sited so as to minimise its effect on the external appearance of the building;

The air source heat pump is sited as to minimise its effect on the external appearance of the building.

- c) the air source heat pump is, so far as practicable, sited so as to minimise its effect on the amenity of the area; and

The air source heat pump is sited as to minimise its effect on the amenity of the area.

- d) the air source heat pump is removed as soon as reasonably practicable when no longer needed.

The air source heat pump will be removed as soon as practicable when no longer needed.

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 proposed development constitutes permitted development by virtue of the provisions of Schedule 2, Part 14, Class G of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

10. Recommendation

10.1 Grant Certificate of Lawful Proposed Development

10.2 The application has been determined with consideration to the following submitted documents:

- Application Form
- Air Source Heat Pump Location
- Air Source Heat Pump Catalogue

11.1 Notes to applicant

- 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.