

OFFICER REPORT – DELEGATED HOUSEHOLDER APPLICATION

REFERENCE

25/00398/HOU

APPLICANT DETAILS

Gareth Jones

SITE ADDRESS

2 Whitworth Avenue, Hinckley

PROPOSAL

Installation of air source heat pump

SITE DESCRIPTION

The application site is located within the settlement boundary of Hinckley and comprises a two-storey detached dwelling with associated detached garage. The application site is located on the corner of Whitworth Avenue and Canal Way. Access is gained from Whitworth Avenue which is an adopted and unclassified road subject to a 30mph speed limit.

TARGET DATE FOR DECISION

12 May 2025

RELEVANT PLANNING POLICIES / GUIDANCE

Site Allocations and Development Management Policies Development Plan Document (SADMP) (2016)

- Policy DM1: Presumption in Favour of Sustainable Development
- Policy DM2: Delivering Renewable Energy and Low Carbon Development
- Policy DM10: Development and Design

National Planning Policies and Guidance

- National Planning Policy Framework (NPPF) (2024)
- Planning Practice Guidance (PPG)
- National Design Guide (2019)

Other relevant guidance

- Good Design Guide (2020)

In accordance with Section 38 (6) of the Planning and Compulsory Purchase Act 2004, this decision has been taken having regard to the policies and proposals in the National Planning Policy Framework, the Development Plan, and all other material planning considerations identified in the "Officer Assessment" section of the report.

SITE CONSTRAINTS

The application site is located within the settlement boundary for Hinckley. It is also within a Canal and River Trust Consultation Zone.

PUBLICITY RESPONSES

The application was publicised by sending out letters to neighbours. No responses were received.

CONSULTEE RESPONSES

HBBC Environmental Service (Pollution) have no objection to the proposal. The Canal & River Trust have responded that they have no comment to make on the proposal.

OFFICER ASSESSMENT

History

Is there any planning history relevant to the current application?	No.
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Design

Is the design and scale in keeping with the dwelling / street / area or otherwise appropriate?	Yes, the unit is small in scale and would not be visible from Whitworth Avenue or Canal Way. It would therefore not have any impact upon the visual character of the area.
Would the materials, details and features generally match the existing dwelling and / or be consistent with the general use of materials in the area? Is a condition needed?	As the unit is located within the rear garden and would not be visible from beyond the application site, the materials and detailing of the pump is not considered to have a negative impact upon the visual character of the area.
Are there any overlooking / privacy / residential or other amenity issues?	No, the application has been supported by an MCS-020 noise assessment which concludes that the unit has passed the relevant criteria. The unit has been located to the west of the site, to the side of the existing garage and to the rear of the existing dwelling. This places the pump a minimum of 11 metres from the nearest dwelling, which is close to the furthest from the neighbouring dwellings that could be achieved while still locating the pump within the application site's rear garden. HBBC's Pollution Officer has raised no objection to the proposal.
Is the proposal sited such as to avoid overdevelopment and overbearing development?	Yes.
Is there sufficient amenity space? Does the development meet the Nationally Described Space Standards?	Yes.

Heritage

Does the development affect the setting of a Listed Building, the character and appearance of a Conservation Area or otherwise impact on a heritage asset? <i>[the council has a statutory duty to pay special attention to the desirability of preserving or enhancing heritage assets]</i>	No.
Does the development impact on an archaeological site?	No.

Flooding / drainage

Are there any drainage or flooding issues having regard to the Environment Agency's Advice for minor extensions and whether the property is within a Critical Drainage Area?	No.
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Contamination

Are there any contaminated land issues?	No
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Transport

Is access, parking and turning provision acceptable having regard to the Leicestershire Highway Design Guide?	N/A, the proposal does not impact existing access, parking and turning provision on the site.
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Natural environment

Are any impacts on protected, or otherwise significant, trees mitigated or acceptable?	N/A, there are no protected trees on the site.
Has an ecological survey / protected species survey been submitted?	N/A, not required.
Are any impacts on protected species and other biodiversity properly addressed through design or other mitigation / compensation and are any biodiversity enhancement measures proposed?	N/A.

Site visit

Has there been a site visit?	A site visit has been made to the area along Whitworth Avenue and Canal Way, though not to the rear garden of the site.
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Additional Observations

Nil.

HUMAN RIGHTS ACT

The development has been assessed against the provisions of the Human Rights Act, and in particular Article 1 of the First Protocol and Article 8 of the Act itself. This Act gives further effect to the rights included in the European Convention on Human Rights. In arriving at this recommendation, due regard has been given to the applicant's reasonable development rights and expectations which have been balanced and weighed against the wider community interests, as expressed through third party interests / the Development Plan and Central Government Guidance.

EQUALITIES AND DIVERSITIES

This planning application has had due regard to Section 149 of the Equality Act with regard to the Public Sector Equality Duty and the case officer has concluded that the application does not cause discrimination on the grounds of gender, race and disability.

RECOMMENDATION

Grant planning permission subject to planning conditions/reasons at the end of this report.

CASE OFFICER

Ashleigh Gade – Senior Planning Officer

Conditions/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
 - Site Plan as proposed, Drg No. J-ADF24398 03 Rev 1
 - Elevations as proposed, Drg No. J-ADF24398 04 Rev 1
 - Unit Dimensions
 - Noise Calculation – Assessment Details

All received 17 March 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).

Informatives

1. 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.