HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/11/69564

DESCRIPTION	Installation of an air source heat pump (ASHP) on roof of existing rear extension
ADDRESS	120 missenden acres Hedge End Southampton SO30 2AQ

SITE VISIT DATE	28/9/11
ARE PLANS ACCURATE?	Yes
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	As above.
TOPOGRAPHY	Fairly level
TREES	None affected
BOUNDARY TREATMENT	Mixture of vegetation and fencing
SITE CHARACTERISTICS	Two storey, detached house, with a single storey rear extension.
CHARACTER OF LOCALITY	Residential

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
F/05/55704	Single storey rear extension	Permit

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Hedge End Town Council	No objection
Environmental Health	No objection Following our investigations into noise generated by air source heat pumps, in relation to the above application, I now have the following comments: Noise generated by the proposed air source heat pump is unlikely to cause a noise nuisance to neighbouring residential properties. I therefore recommend approval of the proposed application and do not wish to recommend that any conditions be attached.

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary Within Established Residential Area

DEVELOPMENT PLAN POLICIES

Eastleigh Borough Local Plan Review (2001-2011) 59.BE & 30.ES
Supplementary Planning Guidance : Residential Amenity in the Borough of Eastleigh

CHARACTER APPRAISAL AREA

Not within detailed Hedge End, West End and Botley Character Area

SPECIAL POLICY AREA

None

PLANNING POLICY GUIDANCE / STATEMENT

PPS	-	1 Delivering Sustainable Development
PPG	-	24 Noise

POLICY COMMENTARY

The above policies combine to form the criteria against which this application will be assessed with particular regard to residential amenity, highway matters, trees, street scene and character of the area

COMMENT ON CONSULTATION RESPONSES

None received		See below		
Other …				

COMMENT ON REPRESENTATIONS RECEIVED

X	None received		See below		
Other …					

PLANNING OBLIGATION/CONSIDERATIONS

Not applicable

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-

"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

MATERIAL CONSIDERATIONS

Policy 59.BE of the Local Plan requires development to take full and proper account of the context of the site including the character and appearance of the locality and be appropriate in mass, scale, materials, layout, design and siting. It also requires a high standard of landscape design, have a satisfactory means of access and layout for vehicles, cyclist and pedestrians, make provision for refuse and cycle storage and avoid unduly impacting on neighbouring uses through overlooking, loss of light, loss of outlook, noise and fumes.

Visual Amenity

The only external elements are the small condensing unit and fan. These will be positioned on the roof on the existing single storey rear extension where they will have minimal impact on the visual appearance of the property or wider locality.

Residential Amenity (including noise)

Environmental Health has assessed the proposal and consider that the air source heat pump is unlikely to cause a noise nuisance to neighbouring residential properties. The small external section will not affect the amenity of the neighbouring residents, by way of a loss of light, outlook, overbearing impact or overlooking.

The development complies with the requirements of Policy 59.BE.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to warrant a decision otherwise than in accordance with the Development Plan and legislative background.

CONCLUSION

Recommend Permit