

DELEGATED OFFICER REPORT

Application Ref: H/24/96737

Site Address: 51 ST MARGARETS ROAD, BISHOPSTOKE, EASTLEIGH, SO50 6DG

Case Officer: Dorothy Hei-Tung-Hoh

Description: Installation of an air source heat pump to the front of the property.

Particular Site Constraints?	Yes ☒	No ☐
• Within Established Residential Area • Within Built-up Area Boundary		

Planning History?	Yes ☐	No ☒
There does not appear to be any planning history relating to the site.		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	No comments were received.		
Parish Council:	No objection.		
Pollution Control Specialist:	No objection.		

Site Visit:	Yes ☒	No ☐
Details: 2 nd February 2024		

Policy:
National Planning Policy Framework Planning Practice Guidance
Development Plan: The <u>Eastleigh Borough Local Plan 2016-2036</u> The most relevant policies are Strategic policies S1 and S2; and Development Management policies DM1, DM2, DM11 and DM14.
Supplementary Planning Documents: Quality Places; Residential Parking Standards; Character Area Appraisal for Bishopstoke, Fair Oak and Horton Heath (BIFOHH 8)

Assessment:
The application property is a semi-detached bungalow located on the north western edge of Bishopstoke, characterised by a single-storey side addition and open frontages. The surrounding area is residential in nature, comprising properties dating from the inter-war to the immediate post-war period. The application is for the installation of an air source heat pump to the front of the property, measuring 1378mm in length and 870mm in height. A Noise Assessment Report (MCS020) was submitted on 08/02/2024 to assess the potential noise impacts associated with the proposed development.
<u>Principle</u>
• The application site lies within an established residential area where the basic principle of development is acceptable, with any formal approval being based upon

the exact nature, design, and impact of that proposed being considered acceptable and in accordance with the relevant policies within the adopted local plan and supplementary planning guidance.

- The site is also part of the character area of Bishopstoke, Fair Oak and Horton Heath (BIFOHH 8) which provides the following guidance on developments and that they should ensure that:
 - i) Maintain the predominant orientation of ridgelines in existing development relative to the slope.
 - ii) Retain the grass verges.
 - iii) Maintain the predominant brick wall plot boundaries.
 - iv) Maintain a uniformity in building heights within the street.
 - v) Ensure that any backland development is subordinate to the existing development.

Layout, design, and impact upon the character of the area

- Policy DM1 of the Eastleigh Borough Local Plan (2016-2036) stipulates that all new development should respect the character and appearance of urban areas, take full and proper account of the context of the site including the character, appearance and land uses of the locality or neighbourhood, and be compatible in terms of mass, scale, layout density, design, and siting.
- The proposed air source heat pump is considered a minor and proportionate addition to the host dwelling due to its standard design and dimensions, which will not excessively encroach upon the front space of the property. Although it will be located at the front of the property, the property's position at the end of a cul-de-sac, along with the presence of a front driveway and front garden area, contributes to mitigating its visual impact on the overall street scene. During a site visit, it was observed that existing shrubbery at the front of the property can also help to screen the proposed heat pump. While the installation may require the removal and relocation of some shrubs, it is anticipated that when cars are parked in the driveway, they will continue to serve as additional screening, reducing the visual prominence of the heat pump within the street scene. Overall, the proposed installation is unlikely to significantly impact the street scene or the character of the area.

Impact on Residential Amenity

- Policy DM1 of the Eastleigh Borough Local Plan (2016-2036) amongst other matters, stipulate that all new development should not have an unacceptable impact upon residential amenities of both new and existing residents.
- The proposed air source heat pump is not considered to adversely impact neighbouring properties in terms of loss of light, privacy, or outlook due to its dimensions and separation distance from neighbours. While developments of this nature commonly raise concerns regarding noise impact, the submission of a MCS020 assessment by the applicant indicates a noise level of 41.8dB, falling below the required threshold of 42dB. This suggests that the heat pump is unlikely to reach a harmful noise level. Additionally, the Council's Pollution Control Specialist has raised no objection to the installation of the heat pump, further supporting the conclusion that the proposed development will not significantly impact residential amenities in the area.

Trees and landscaping

- The site does not contain any trees offered protection by a tree preservation order. Furthermore, the proposal has been deemed not to be in conflict with any trees or landscape features of particular amenity to the area.

Highways and Parking

- Policy DM14 of the Eastleigh Borough Local Plan (2016-2036) requires residential development to provide off-highway parking which is adequate in terms of highway safety/traffic management.
- The proposed heat pump will not encroach upon the existing driveway, thereby ensuring that the current parking arrangement remains unaffected.

Climate Change:

In July 2019, the Council declared a Climate Change and Environmental Emergency. In doing so it agreed, among other things, to: (a) put in place measures to ensure the Council's own operations and functions achieve carbon neutrality by 2025; (b) work with partners to aim for all projects and services delivered in the Borough to achieve carbon neutrality by 2030; (c) ensure that the Council's procurement policy recognises carbon neutrality as one of its primary considerations; and (d) recognise the urgency of action to mitigate and adapt to climate change in every decision taken by the Council. This is underpinned by the Climate and Environment Emergency Strategy 2020–2030 and the supporting Climate and Environmental Emergency Action Plan – Update June 2020.

The declaration of the Climate Change and Environmental Emergency demonstrates a strong commitment from the Council to achieve net zero. The NPPF, development plan and adopted local plan policy do not set this as a specific target, but it is a material consideration to be considered alongside all other material considerations. In any case addressing climate change is a core part of the NPPF and local plan policy. The need to support the economy is part of the Strategic Environmental Assessment for the adopted local plan, as is an assessment of climate impacts.

The NPPF, Policies S1, DM2 and DM3 of the Local Plan and energy and water elements of the adopted Environmentally Sustainable Development SPD require development to be sustainable in terms of resource use, climate change and energy use. When considering the impact of climate change, the proposed development is expected to be resilient to the potential effects of climate change.

Equalities Implications:

Section 149 of the Equalities Act 2010 created the public sector equality duty. Section 149 states:

- 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.

When making policy decisions, the Council must take account of the equality duty and in particular any potential impact on protected groups. It is considered that this application does not raise any equality implications

Conclusion:

- Permit subject to conditions

Recommendation:

PERMIT ☒**REFUSE** ☐