

DELEGATED OFFICER REPORT

Application Ref: H/24/97388

Site Address: 5 TANGMERE RISE, CHANDLER'S FORD, EASTLEIGH, SO53 3LL

Case Officer: Dorothy Hei-Tung-Hoh

Description: Installation of an Air-Source Heat Pump.

Particular Site Constraints?	Yes ☒	No ☐
• Within the Urban Edge • 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:	None received.		
Parish Council:	None received.		
Pollution Control Specialist:	The new proposed unit Aira 6kW Model HPO-AW-6- 230V-1.5 is acceptable as it meets the requirements of the MCS020 assessment.		

Site Visit:	Yes ☒	No ☐
Details: 30 th May 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 Appraisals.

Assessment:
<u>Site context and surroundings</u> The application property is a two-storey detached dwelling situated in a cul-de-sac. At the front of the property, there is a garden and a paved driveway. The surrounding area is residential in nature, predominantly consisting of detached dwellings.
<u>Proposal</u> The application seeks planning permission to install an air source heat pump (ASHP) on the front elevation of the property. Following initial feedback from the council's pollution control specialist, which highlighted that the originally proposed Daikin unit failed to meet acceptable noise level requirements, the applicant took steps to address these concerns.

The applicant engaged a specialist to survey the property and subsequently proposed a revised plan. The revised proposal addresses the primary concern raised during the initial assessment. The proposed location of the ASHP has also been slightly adjusted and is now positioned directly under the ground floor window. The applicant has provided detailed technical specifications and additional documentation to support this revised plan.

Principle

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.

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.
- While the proposed heat pump will be positioned at the front of the property, making it visible from the street, its size and typical design are not expected to be significantly harmful to the existing street scene.
- During the site visit, it was observed that the heat pump's location is slightly lower than Tangmere Rise, and the presence of a front garden provides some natural screening. As a result, the heat pump will not become a prominent feature within the street, thereby preserving 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.
- Given the separation distance from adjacent neighbours, the installation of the heat pump is not considered to negatively affect neighbours' outlook and light.
- Regarding noise and pollution concerns, the initial review by the council's pollution control specialist identified that the noise level from the unit, measured at 45 dB for the nearest sensitive receptor (assumed to be the first-floor window of 4 Tangmere Rise), exceeded the acceptable background noise level. This led to a recommendation against approving the application unless measures could be taken to reduce the noise impact. Suggested mitigations included relocating the ASHP further from the sensitive receptor, selecting a quieter model, or installing noise-reducing barriers or enclosures. Following the submission of additional documentation by the applicant, including a new proposed ASHP model (Aira 6kW Model HPO-AW-6-230V-1.5), the pollution control specialist confirmed that the new unit met the MCS020 noise assessment requirements. This updated model is acceptable for installation at the proposed location, mitigating any potential impact on residential amenities.

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 be installed off the existing driveway and therefore will have no impact on parking provision.

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 ☐