

DELEGATED OFFICER REPORT

Application Ref: H/24/98149

Site Address: 68 SHERBORNE WAY, HEDGE END, SOUTHAMPTON, SO30 0JP

Case Officer: Claire Campbell-Best

Description: Installation of an air source heat pump (1no.) at the front of the property

Particular Site Constraints	Yes ☒	No ☐
Within the Urban Edge Within Established Residential Area Flood Zones 2 and 3 Southern Water Sewers 2m Buffer – Foul Sewer		

Planning History	Yes ☒	No ☐
Reference No.	Description	Decision
F/13/72862	Single storey side, front and rear extension, following removal of existing conservatory and front porch	Permit – 18/09/2013

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None were received		
Hedge End Town Council:	<u>Objection:</u> Object as the front of the property is deemed an inappropriate location. There is also a concern over the noise impact on neighbouring properties as this does not appear to be mitigated.		
Environmental Health:	<u>No Objection:</u> I refer to the application for an Air Source Heat Pump to be installed to the front elevation of the house and comment on Environmental Noise Impact. The design statement demonstrates a noise level on excess of the MCS 20 certification [where Permitted Development would be allowed] at 43dB [rounded up from 42.1dB] and that this is unlikely to have a material impact. An alternative is for the applicant to provide an Environmental Noise Assessment by a competent consultant, showing the measured actual background levels and sound levels at the nearest residential receptor [the neighbouring house] complying with the Council's standards for fixed plant and machinery. In this case the standard of 35dBA 23:00 to 07:00 hours, may not be met without mitigation, probably a fence. I would suggest this would be unduly burdensome for the applicant, as the deviation for permitted development noise levels is minor in acoustic terms. Therefore, I have no objections to the application and that reference be made to the MCS certification/design statement be made in any approval		
Southern Water Services:	No Objection		

Site Visit:	Yes ☒	No ☐
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Policy:

**National Planning Policy Framework
Planning Practice Guidance**

Development Plan:

The Eastleigh Borough Local Plan 2016-2036 The most relevant policies are S1, DM1, DM4 and DM8

Supplementary Planning Documents:

Quality Places; Residential Parking Standards; Hedge End. West End and Botley Character Area Appraisals Character Area Appraisals (HEWEB 32).

Assessment:

Site and Proposal

The application relates to a two storey semi-detached dwelling located on the southern side of Sherborne Way. The property is set back from the road by a hardstanding driveway and modest front garden. The surrounding area is residential in nature; the immediate adjoining semi-detached pairs next to the application site are positioned in a staggered position, with each pair set further back from the highway from east to west.

This application seeks approval for the siting of an Air Source Heat Pump (ASHP) to the front of the property. The ASHP would measure approximately 1.1m in width, 1.1m in height and 0.5m in depth. The plans indicate it would be sited beneath the existing ground porch window to the northern elevation.

Principle of the Proposal

Policy DM4 of the Local Plan generally supports proposals for infrastructure to generate low carbon energy and/or make more efficient use of energy sources, therefore the proposal is considered to be acceptable in principle in accordance with the objectives of this policy. The main determining issues are whether the proposal would result in any adverse visual impacts or impacts on the amenity of neighbouring residents in terms of noise.

In accordance with Schedule 2, Class G of the Town and Country Planning General Permitted Development Order, Air Source Heat Pumps (ASHP) can be installed for dwellings without the need for planning permission if they comply with MCS Planning Standards regarding noise, which sets a maximum noise limit of 42dB(A). The noise level of the proposed ASHP would 42.1dB which requires formal planning permission.

Design and Appearance

The ASHP would be a modest sized structure and considered a low-key addition to the property. While it is acknowledged it would be visible within the street scene and Hedge End Town Council have objected to the siting of the ASHP, due to its size, low key nature and the property's set back from the road the ASHP is not considered to be overly dominant within the locality.

It was requested if the applicant would consider relocating the ASHP to the rear or side of the property to reduce the visual impact further. However, the design statement submitted with the application states relocating the ASHP would result in insufficient clearances to met manufacturer requirements in either of these positions. Therefore, the front location has been proposed for the ASHP as it meets the required clearances and keeps the ASHP away from shared boundaries.

It was also noted there is an air conditioning unit within the locality on the junction of Sherborne and Prestwood Road; the ASHP proposed in this application is considered to be more subtle than this arrangement. Additionally, the property is not a listed building and is not within a conservation area.

Overall and to conclude, the ASHP and its siting to the front of the property is considered to be acceptable in this instance.

Impact on residential amenity, including noise impacts

Due to the small size of the unit, it would not have an adverse impact on neighbouring residents in terms of impact on outlook or light. The main consideration is whether it would have an adverse impact with respect to noise generation.

Policy DM8 of the Local Plan states that development will not be permitted if it is likely to cause loss of amenity through (c) noise or vibration.

The application provided details of the ASHP unit and noise levels. Upon review of the details, the Council's Environmental Health Officer commented the ASHP noise level was slightly over the maximum limit allowed under permitted development (42.1db(A)). However, this is unlikely to have a material impact upon neighbouring residents.

The Environmental Health Officer states in their response the applicant could provide an Environmental Noise Assessment, however they advise this would be unduly burdensome for the applicant, as the deviation for permitted development noise levels is minor in acoustic terms.

Overall, the Officer has no objection from an Environmental Health perspective but has recommended the ASHP is installed in accordance with the MCS020 assessment, this will be secured by condition.

Therefore, on balance, the ASHP is considered to be acceptable in this location and is not expected to generate significant noise levels that would be unacceptable with regard to nearby neighbouring amenity. An informative will be added to the decision informing the applicant of that Environmental Health have a legal obligation to investigate any noise complaints that could arise post-installation.

Other Matters

The site falls within flood zones 2 and 3 and a flood risk assessment was submitted with the application. The assessment states the location of the ASHP will primarily be in flood zone 2 and there is no recorded historic flooding this location. In the event of a flood, the ASHP will be raised above ground level by 150mm, decreasing its risk from a flooding event. It is also considered the proposal would not result in a greater flood risk to the site or surrounding area due to its modest nature.

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 aims for the need for housing to be met, and policy S2 of the Local Plan sets a target for 14,580 dwellings to be provided by 2036. 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 and is expected to reduce/limit impacts on climate emissions as a result of the development or its use.

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: This application is recommended for approval, subject to conditions.

Recommendation:

PERMIT ☒

REFUSE ☐