

DELEGATED OFFICER REPORT

Application Ref: F/24/98455

Site Address: 101 LEIGH ROAD, EASTLEIGH

Case Officer: Dorothy Hei-Tung-Hoh

Description: Installation of an Air Source Heat Pump to the rear side courtyard.

Particular Site Constraints?	Yes ☒	No ☐
• Within Urban Edge • Within Eastleigh's Urban Renaissance Quarter		

Planning History?	Yes ☒	No ☐
• Z/11734/004/00 - Single Storey rear extension to provide additional office accommodation – Permit – 12/03/1980 • Z/11734/005/00 - Change of use from office to residential accommodation – Permit - 1980-07-01 (no evidence found that this permission was ever implemented)		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None received.		
Parish Council:	The council has no objection to the proposed air source heat pump, provided a satisfactory noise report is submitted, should the planning authority deem it necessary.		
Pollution Control Specialist:	<u>20/12/2024</u> The MS Projects Ltd, MCS 020 calculation for the air source heat pump shows a pass, demonstrative satisfactory noise levels at the Noise Sensitive Receptor, in this case No: 103. Therefore, I have no objections to the application regarding Environmental Noise Impact. <u>09/12/2024</u> Unfortunately Heat Pumps on commercial property, in this case 101 Leigh Road are at present a grey area. They are treated as a new noise source and must meet the Councils requirements for fixed plant/machinery at the Noise Sensitive Receptor [NSR] in this case 103 Leigh Road. To determine this a BS 4142 calculation is necessary, including measuring existing background levels. To assist the applicant, if 103 is assumed to be a domestic building and can meet the MSC 020 calculations then planning permission can be granted. MSC guidelines have been updated in November 2024, whilst these a helpful with the requirement of siting the installation and calculating permitted noise levels, they still only apply to residential premises. Thus, the applicant is free to resubmit the application if the calculation is correct, referencing the NSR. <u>07/12/2024</u> There is no description of the assessment position for identification [i.e. property address] it is given as 30m, this cannot be the neighbouring property 103 Leigh Road. Therefore, the assessment is incorrect and should be resubmitted if the applicant wishes to use it rather than a BS 4142 calculation.		

	<u>20/11/2024</u> The Design and Access Statement Camillin Denny November 2024 only describes the position of the proposed installation and attaches a Data Sheet of a heat pump of varying power. There are no comments regarding the impact on the Noise Sensitive Receptor [NSR] in this case the commercial premises 103 Leigh Road. To make meaningful comment, the applicant should provide an Acoustic Report either along the lines of MSC 20 [although they are for residential installation] or a BS 4142 calculation to show no adverse impact at the NSR.
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Site Visit:	Yes ☒	No ☐
Details: 26 th November 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; Development Management policies DM1, DM2, DM8, DM11 and DM14; and Area policy E4 Supplementary Planning Documents: Quality Places; Residential Parking Standards; Character Area Appraisals.

Assessment:
<u>Site context and surroundings</u> 101 Leigh Road is a detached Edwardian-style property with a symmetrical frontage, featuring bay windows on both floors. The property currently serves as the office for Citizens Advice Eastleigh. Parking facilities are located to the rear, accessed via a route connecting Chamberlayne Road and Nutbeem Road. The surrounding area is predominantly characterised by residential and mixed-use properties. <u>Proposal</u> The proposal seeks planning approval to install an air source heat pump within the courtyard of 101 Leigh Road. Initially positioned further from the boiler room, the proposed location was amended to move closer to the boiler room. The design of the heat pump includes inverter technology and noise-reduction features. <u>Principle</u> • The application site lies within an urban edge 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 sited within a highly sustainable location close to Eastleigh Town Centre with shops, services, train and bus links in easy walking distance. The site forms part of Eastleigh's Urban Renaissance Quarter (Policy E4), which

encourages well-designed, people intensive development on the approach to Eastleigh Town Centre.

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 heat pump features a standard design with no decorative or visually intrusive elements. Its location within the courtyard, combined with the surrounding boundary treatments and existing structures, ensures the unit is screened from public view. As a result, the installation will have a minimal impact on the street scene and no harmful effect on the character of the surrounding 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 installation of the air source heat pump has been assessed for potential noise impacts on nearby properties. Following consultation with the council's pollution control specialist, the applicant submitted an updated MCS 020 acoustic report specific to the revised heat pump specification and its proximity to 103 Leigh Road. Although 103 Leigh Road is a commercial property, it was assumed to function as the Noise Sensitive Receptor (NSR) for the assessment, in line with council requirements. The updated acoustic report demonstrates that the noise levels generated by the heat pump meet the acceptable thresholds for the NSR. As a result, the pollution control specialist raised no objections to the application, confirming that the installation would not adversely affect residential or commercial amenity.

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 air source heat pump is positioned within the courtyard, sufficiently distanced from the existing parking area at the rear of the site. This placement ensures that the installation will not affect the current parking arrangement or access to parking facilities.

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 ☐