Development Control – Delegated Officer Report

Application Number: AWDM/1016/24 Recommendation: Approve

Site: St Matthews Church, 103 Tarring Road, Worthing

Proposal: The addition of a second heat pump to be installed at the rear of the church hall

Date of site visit: 05.09.2024

Neighbours checked: Y

Additional neighbour notifications: N Site notice posted 29.08.2024

Site and Surroundings

The site relates to St Matthews Church site which is located on the south side of Tarring Road on the corner at its junction with Shakespeare Road. The application relates to the church hall building which is located towards the south east corner of the site, close to the south and east boundaries. The site is within the Shakespeare Road Conservation Area and the church building is a local interest building. Tree Preservation Order No. 24 of 2002 applies to a Holm Oak tree west of the church building at its Shakespeare Road frontage.

Proposal

Permission is sought for the installation of a heat pump cabinet to be sited adjacent to the south side wall of the church hall building, set in by approximately 1.1 metres from the rear (east) wall of the building. It is understood that the first heat pump has been installed under Permitted Development allowances. The proposed cabinet would measure 1300mm by 526mm by 1495mm in height which would be mounted on legs with an overall height of approximately 1.6 metres indicated. It would have a silver-coloured metal finish.

Noise assessment calculations and a technical data sheet has been provided.

Relevant Planning History:
None relevant

Consultations:

The Worthing Society has commented as follows:

Thank you for requesting our comments in respect of the above Planning Application.

I have now had the opportunity to discuss the proposal with our Heritage Team and have the following comments:

“We consider the second heat pump will not have an adverse effect on the 'setting' of St Matthews Church and have no objection to the installation.”

The **Highway Authority** raises no objection and has made the following comments:

This proposal is for the addition of a second heat pump to be installed at the rear of the church hall. The site is located on Tarring Road, an A-classified road subject to a speed restriction of 30 mph.

No alterations are proposed to the existing access arrangement. The proposed development is not anticipated to give rise to a material intensification of use of the existing access point. On-site parking and turning arrangements will be retained.

The LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in ‘severe’ cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 115), and that there are no transport grounds to resist the proposal.

The Council’s **Environmental Health Officer** has commented as follows:

Their MCS020 states the sound power level of 41dB

The data for the model they have attached shows a sound power level of 60dB

I have recalculated the MCS020 with the correct figure and it still passes so there are no EH objections to the application.

Representations:
None received.

Relevant Planning Policies

Worthing Local Plan 2020-2036 (WBC 2023): Policies:
SP1 (Presumption in Favour of Sustainable Development)
SS1 (Spatial Strategy)
DM5 (Quality of the Built Environment)
DM16 (Sustainable Design)
DM22 (Pollution)
DM24 (The Historic Environment)

National Planning Policy Framework (MHCLG 2023)
National Planning Practice Guidance

Planning Assessment

The installation of air source heating will replace gas heating in the building, providing sustainability benefits with energy efficiencies for the building and can be supported in principle. The key considerations are the effects on the visual and residential amenities of the locality and the character of the conservation area.

Visual Amenity and impact on the Conservation Area

Although the heat pump cabinet would be relatively large and metallic in appearance, the church hall building is set well back from the site frontage on both sides, and from Shakespeare Road the cabinet would not be readily visible where its location towards the rear south-east corner of the building is well enclosed, screening it from wider views.

Given the scale and nature of the proposals, there would be no significant harm to the character of the building, St Matthew's Church or the wider conservation area.

Residential Amenity

The Council's Environmental Health Officer is satisfied that there would no significant noise impact resulting from the heat pump and, having regard to the size and positioning of the cabinet itself, the proposed development would not pose any significant threat to the amenities of neighbouring occupiers. A condition will be attached requiring maintenance to ensure the unit operates at the stated level.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Maintenance to ensure unit operates at approved noise level

Informative

- The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Is recommendation contrary to letter(s) of representation? N

Case Officer: Rebekah Hincke Date:03.10.2024

Authorised by: Louise Prew Date: 03/10/2024