Expiry Date - 20/08/2024

Development Control – Delegated Officer Report

Application Number: AWDM/0794/24 Recommendation – APPROVE

Site: 172 Alinora Crescent Worthing West Sussex BN12 4HW

Proposal: Installation of a domestic air source heat pump adjacent to East elevation (12kW)

Date of site visit: 15/07/2024

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application property occupies a corner plot, located to the north side of Marine Crescent and west side of Alinora Crescent within a residential area of Worthing close to the coastline. The property comprises a two-storey detached single dwelling house of a moderate scale and design which reflects the prevailing character of properties along this section of Marine Crescent. Contrastingly, properties along Alinora Crescent to the northerly side are of a bungalow form.

The application property is accessible via Alinora Crescent and exhibits a wide block paving driveway fronting a vehicle access to the northerly-most side of the plot. The remainder of the garden fronting the highways land is set behind a shallow brick wall which curves in accordance with the highways. Some shrubberies border the boundary but the area maintains a generally open character. Between the boundary and dwelling is an open wrap-around lawn with a patio/ pathway adjacent the building line.

The property is not within a conservation area, is not a listed building and there are no protected trees on site.

The site is located within flood zone 3.

Proposal

Planning permission is sought for the installation of a free standing Air Source Heat Pump (ASHP) outdoor unit AIRA 12kW, to be installed between the two living/ dining room windows to the front (east) elevation on the pathway. The ASHP would be a metal unit in an umbra grey colour and matte finish with dimensions of 1152mm long, 416mm deep, and 1503mm high.

Relevant Planning History:

Permission granted at the application property for provision of conservatory/porch to east elevation under 97/05011/FULL, decision issued 03 Jun 1997.

Consultations:

Environmental and Public Health (EPH)

'The application would pass the MCS scheme and the IOA methodology. Using the latter, I calculate a rating level of 29dBA at the nearest facing property across the road. This will be below the background noise level for the area.'

Private Sector Housing (PSH)

No comment.

Sustainable Water Management (SWM)

'Following a review of the submitted information, we have no objection on surface water grounds. Due to the site, size, location, and type of development we would recommend the approval of the application.'

Representations:

None received

Relevant Planning Policies

Worthing Local Plan 2023: SP1, SP2, DM5, DM20, DM22
National Planning Policy Framework (2023)
National Planning Practice Guidance
SPG 'Extending or Altering Your Home' (WBC)

Planning Assessment

There is no objection in principle to alterations to residential dwellings within the built-up area. The key considerations are the effects on the visual and residential amenities of the locality.

Visual Amenity

The proposed ASHP would be industrial and utilitarian in its appearance and be sited in a prominent position given the areas context. Whilst there would be some screening for the ASHP provided through the shrubberies to the front boundary of the property, it would be readily visible to most of the adjacent street scene and from the coastal path owing to the open character of the area. Notwithstanding, it is considered that the merits of the proposal outweigh the harm to visual amenity; the ASHP would be of an appropriate

scale and design and sited in the most appropriate position in the context of the dwelling and street scene and is a form of sustainable energy provision which is strongly supported in the Council's policy.

With the expected increase of ASHP related planning applications by virtue of the government's encouragement to shift to low carbon and renewable sources, it is recognised the Council must adopt a favourable approach towards them which is both balanced and pragmatic.

Residential Amenity

As highlighted in the consultation response from EPH, there would be no resulting harmful noise impact inflicted on surrounding neighbours owing in large to the separation distance. The ASHP would not be overbearing or overshadowing and neighbours' existing outlook would not be materially altered.

There are no residential amenity grounds to resist the proposal.

Other

A flood risk assessment has been submitted as part of the application due to the site's location within flood zone 3. As highlighted in the consultation response from SWM, there are no concerns in relation to flooding.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit

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: Jason Albon Date: 20/08/2024

Authorised by: Louise Prew Date: 20/08/2024