Expiry Date - 08/03/2024

Development Control – Delegated Officer Report

Application Number: AWDM/1748/23 Recommendation – APPROVE

Site: 2 Rackham Road Worthing West Sussex BN13 1LH

Proposal: Installation of an Air Source Heat Pump to east side of dwelling

Date of site visit: N

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application site is located to the northerly side of Rackham Road within a residential area of Worthing. The property comprises a corner plot with its easterly most boundary running alongside the footpath of Rusper Road South. The property is a semi-detached bungalow which has achieved a hip-to-gable roof extension along with a rear dormer and front lights to provide rooms in the roof. The property exhibits facing brick elevations with vertical hanging tiles to gable face, concrete interlocking roof tiles, and UPVC openings. The property is set back from the road a moderate distance behind a shallow brick wall and gravel driveway. A good sized close boarded fence and gate with trellis above aligns with the front elevation of the property and projects from the side (east) elevation to connect the property's detached garage and enclose the private garden space of the property. Located to the rear of the garage and abutting the property's boundary is an electrical substation confined within a brick wall. Behind the aforementioned fence and gate and situated alongside the side elevation are 2No. air conditioning units along with 2No. plastic barrels.

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

Proposal

Planning permission is sought for the installation of a free standing Air Source Heat Pump (ASHP), Daikin Altherma 3 High Capacity Monobloc EDLA (9/11/14/16kw) to the side of the property in place of the existing plastic barrels. The dimensions of the ASHP are 1380mm long, 460mm deep, and 870mm high.

Relevant Planning History:

Application for Certificate of Lawfulness for proposed garage to east of dwelling approved under AWDM/1851/17, decision issued 12 Feb 2018.

Consultations:

Environmental and Public Health (EPH)

The EPH officer communicated that further information is required from the applicant to demonstrate that the ASHP is compliant with the levels outlined in MCS 020 Planning Standards.

Following receipt of this information, which successfully demonstrated compliance with the MCS 020 Planning Standards for ASHP's, the EPH officer was satisfied that it would not result in nuisance or a loss of residential amenity for neighbours.

A link to the calculation sheet and the current Planning Noise Advice Document can be found via:

https://www.adur-worthing.gov.uk/noise/planning/#:~:text=When%20reviewing%20planning%20applications%20we,health%20and%20quality%20of%20life

Private Sector Housing

No comment.

Representations:

None received

Relevant Planning Policies

Worthing Local Plan 2023: SP1, SP2, DM5
National Planning Policy Framework (Revised December 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

Although relatively large and industrial in its appearance, the ASHP would be positioned a mere 0.3m from the flank wall and would be completely removed from the view of the street scene by virtue of it's siting behind the fence and gate to the front and screened by the detached garage and electrical

substation wall to the side (east). In any event, the ASHP is considered to be sited in the most appropriate position given the area is already used to accommodate utility. Thus, there would be no adverse impact on the visual amenities of the area as a result of the proposal.

Residential Amenity

The proposal would not pose an alteration to the outlook of surrounding neighbours. The applicant has demonstrated compliance with the MCS 020 Planning Standards for ASHP's and it is therefore not anticipated to result in an unacceptable noise impact to neighbours, as confirmed by the EPH Officer in their consultation response.

There are no residential amenity grounds to resist the proposal.

Other

Weight is applied to the fact that ASHP's are a sustainable solution to energy supply for households. 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.

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: 04/03/2024

Authorised by: Jo Morin Date: 05.03.2024