Development Management – Delegated Officer Report

Application Number: AWDM/0360/25 Recommendation: Approve

Site: Falconers Court, 2 Little High Street, Shoreham-by-sea

Proposal: Installation of 3no. Air Source Heat Pumps on the roof.

Date of Site Visit: 4 April 2025

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings:

The application relates to a 4 storey building at the eastern end of the High Street, directly to the north of the Ropetackle building. It has a curved raised roof at its southern end but is otherwise flat roofed.

It is proposed to install 3no. air source heat pumps on the roof of the building at its southern end. The pumps measure 2m high and are to be positioned approximately 8m from the western edge of the building and 17m from the eastern edge.

Planning History: None relevant to this proposal.

Consultations:

Adur and Worthing Councils: Public Health: No adverse comments

Representations

None received

Relevant Planning Policies

Adur Local Plan 2017 Policy 15, 18, 19, 34
National Planning Policy Framework (December 2024)

Planning Assessment

Principle

The use of renewable energy to reduce carbon emissions is supported in principle. The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the area.

Visual amenity

The pumps are to be sited on the roof and will stand 2m high. However, due to their position set in from the roof edge, together with the height of the building and the shape of the roof (which rises up in a curve at its southern end), it is not considered that the equipment will be unduly intrusive in closer views. From a distance, such as from the west, the building is obscured by other taller buildings in the foreground. Consequently, it is not considered that visual harm will be caused by this proposal.

The agent has confirmed that no safety railings are required around the edge of the roof as the building has a man safe system installed.

Residential amenity

A noise assessment was submitted with the application which explains that the ASHPs will be housed within individual high performance acoustic shrouds designed to reduce noise emissions to the nearest windows in the top floor flats. The assessment concludes that noise levels will be low and will not therefore cause harm.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Implement in accordance with submitted Noise Impact Report

Is recommendation contrary to letter(s) of representation N

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.

Case Officer: Peter Barnett Date: 14 July 2025

Authorised by: Jo Morin Date: 14.07.2025