Expiry Date - 30/05/2025

Development Control – Delegated Officer Report

Application Number: AWDM/0363/25 **Recommendation – APPROVE**

Site: **2 Melville Way Worthing West Sussex BN12 6HU**

Proposal: **Application for Certificate of Lawfulness for Proposed Air Source Heat Pump**

Site visit: N

Site and Surroundings

The site is located to the north side of Melville Way within a residential area of Worthing. The property comprises an end of terrace, two story house with brick elevations and a gabled roof with rooflights to the east elevation. The entrance to the property is to the east side. There is a detached garage to the east set back behind a driveway accommodating several vehicles. The building is set from the road behind an open front garden.

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

Proposal

A Lawful Development Certificate is sought for the installation of an Air Source Heat Pump (ASHP) to the east side of the house on the driveway. The ASHP model is Valliant aroTHERM Plus - 5kW, measuring 1100 wide x 795 high x 450mm deep (0.39 cubic metres) and with noise emissions of 48dB(A) (measured at 28dB(A) at the assessment position). The ASHP would be located approximately 2.95m from the boundary to the east side of the site.

Consultations

Environmental Health: *There are no EH objections to this application.*

The updated MCS020 has a simplified assessment which has a noise limit of 37dB(A) at the nearest noise sensitive window. Assuming 8m distance to the nearest window I have calculated the noise from the ASHP will be 28dB(A) which is well within the limit.

Planning Assessment

Principle

The proposal will be viewed against the criteria of permitted development, as laid out within The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)

Consideration

Schedule 2, Part 14, Renewable Energy

Class G – installation or alteration etc. of air source heat pumps on domestic premises

Permitted Development

G. The installation, alteration or replacement of a microgeneration air source heat pump—

(a) on a dwellinghouse or a block of flats; or

(b) within the curtilage of a dwellinghouse or a block of flats, including on a building within that curtilage.

Development not permitted

G.1 Development is not permitted by Class G unless the air source heat pump complies with the MCS Planning Standards.

Analysis: The ASHP would comply with the MCS Planning Standards – MCS 020 a) Issue 1.1 (dated 14/04/2025) and would not exceed 37dBA at the assessment position in accordance with the heat pump calculation procedure and would be installed by an MCS certified installer.

G.2 Development is not permitted by Class G if—

(a) in the case of the installation of an air source heat pump, the development would result in the presence of

(i) more than one air source heat pump on, or within the curtilage of—
(aa) a dwellinghouse which is not a detached dwellinghouse;
(bb) a block of flats;
(ii) more than two air source heat pumps on, or within the curtilage of, a detached dwellinghouse;

Analysis: The development is within the curtilage of a dwellinghouse and would not result in the presence of more than one ASHP.

(b) in the case of the installation of an air source heat pump, a wind turbine is installed on the same building or within the curtilage of the dwellinghouse or block of flats;

Analysis: There is no wind turbine installed on the same building.

(c) in the case of the installation of an air source heat pump, a stand-alone wind turbine is installed within the curtilage of the dwellinghouse or block of flats;

Analysis: There is no stand-alone wind turbine installed within the curtilage of the dwelling house.

(d) the volume of the air source heat pump's outdoor compressor unit (including any housing) would;

(i) in the case of the installation of an air source heat pump on, or within the curtilage of, a dwellinghouse, exceed 1.5 cubic metres;
(ii) in the case of the installation of an air source heat pump on, or within the curtilage of, a block of flats, exceed 0.6 cubic metres;

Analysis: The volume of the air source heat pump's outdoor compressor unit (including any housing) would not exceed 1.5 cubic metres.

(f) the air source heat pump would be installed on a pitched roof;

Analysis: The air source heat pump would not be installed on a pitched roof.

(g) the air source heat pump would be installed on a flat roof where it would be within 1 metre of the external edge of that roof;

Analysis: The air source heat pump would not be installed on a roof

(h) the air source heat pump would be installed on a site designated as a scheduled monument;

Analysis: The site is not designated as a scheduled monument.

(i) the air source heat pump would be installed on a building or on land within the curtilage of the dwellinghouse or the block of flats if the dwellinghouse or the block of flats is a listed building;

Analysis: The property is not a listed building.

(j) in the case of land within a conservation area or which is a World Heritage Site the air source heat pump—

(i) would be installed on a wall or a roof which fronts a highway; or
(ii) would be installed so that it is nearer to any highway which bounds the curtilage than the part of the dwellinghouse or block of flats which is nearest to that highway; or

Analysis: The site is not within a conservation area or World Heritage site.

(k) in the case of land, other than land within a conservation area or which is a World Heritage Site, the air source heat pump would be installed on a wall of a dwellinghouse or block of flats if—

(i) that wall fronts a highway; and

(ii) the air source heat pump would be installed on any part of that wall which is above the level of the ground floor storey.

Analysis: The air source heat pump would not be installed on a wall that fronts a highway or above ground floor level.

Conditions

G.3 Development is permitted by Class G subject to the following conditions—

(aa) the air source heat pump is not solely used for the purpose of cooling;

Analysis: The air source heat pump would not be used solely for the purpose of cooling.

(b) the air source heat pump is, so far as practicable, sited so as to minimise its effect on the external appearance of the building;

Analysis: The development is located on the driveway to the side of the dwellinghouse and is considered to comply with the above.

(c) the air source heat pump is, so far as practicable, sited so as to minimise its effect on the amenity of the area; and

Analysis: The development is located on the driveway to the side of the dwellinghouse and away from neighbouring property and is considered to comply with the above.

(d) the air source heat pump is removed as soon as reasonably practicable when no longer needed.

Analysis: The air source heat pump would be removed as soon as reasonably practicable when no longer needed.

Recommendation

Issue a Certificate of Lawfulness for Proposed Development, the submission of a planning application for the works will not be required.

Reasons for Recommendation

The proposal constitutes 'development' as defined by Section 55 of the Town and Country Planning Act 1990, but is permitted by Class G of Part 14 Schedule 2 of Town and Country Planning (General Permitted Development) (England) Order 2015.

Informative

The Air Source Heat Pump must be installed by an MCS Contractor to comply with permitted development under Class G, Part 14, Schedule 2 of the Town

and Country Planning (General Permitted Development) (England) Order 2015 as amended.

Case Officer:	Amanda Haslett	Date: 30/05/25
Authorised by:	Louise Prew	Date: 30/05/2025