Expiry Date - 15/05/2024

Development Control – Delegated Officer Report

Application Number: AWDM/0094/24 Recommendation – APPROVE

Site: 5 Nightingale Avenue Worthing West Sussex BN12 6FH

Proposal: Retention of Air Conditioning unit and Proposed Air Source Heat Pump unit to rear (West) elevation

Date of site visit: N

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application site is located to the west side of Nightingale Avenue within a relatively new housing estate to the north-east of Northbrook College, constructed circa 2012. The property comprises a detached two-storey single dwelling house set back a short distance from the public realm. The property has a clay tiled gable roof with complementary canopy roof over bay window and front access door to the ground-floor façade, predominantly facing brick elevations, and white UPVC windows. The property's driveway extends from the public realm alongside the north elevation of the house to serve the attached garage (which appears to have been converted into a home office). The garage reflects the form and materials of the house and projects beyond its rear building line. The garage belonging to the adjacent neighbour to the south (No. 3) also adjoins the application property to the southerly side leaving the rear building line in a recessed position, albeit this has been infilled by a conservatory for the most-part. The rear garden space is of a fairly small size and comprises artificial grass along with garden furniture and equipment typical of a domestic garden. A free standing air conditioning unit is in-situ adjacent the rear of the application property's garage. The garden is bounded by 1.8m high close boarded fences to all sides. The applicant appears to have already embraced renewable sources in the form of solar panels to the front and rear of the pitched roof of the house.

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 to regularise the existing air conditioning unit and for the installation of a free standing Air Source Heat Pump (ASHP) adjacent the air conditioning unit to the rear of the garage. The ASHP would be a Daikin Altherma 3 Low Capacity Monobloc. The dimensions of the ASHP are 1250mm long, 362mm deep, and 770mm high.

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Relevant Planning History:

None at the application property.

The housing estate was constructed pursuant to permission AWDM/0521/12 for proposed mixed use development comprising; 117 residential properties (including 17 affordable units), car showroom (Sui Generis) and care home (C2) with associated access roads and landscaping on land east of Northbrook College, decision issued 13.09.2012.

Consultations:

Environmental and Public Health (EPH)

The initial consultation response from the EPH officer read:

'In order to consider noise, we need more information. What models are being chosen, they have different noise levels. The ASHP has sound power (SWL) noise data, this is ok. Whereas the A/C unit has sound pressure level data (SPL) so we need to know at what distance this SPL is measured. It does not say in the literature provided. If both units are running simultaneously we will have to consider the combined noise levels. I would presume the AC is for summer use whereas the ASHP is all year round for hot water and will be used for water and heating in the winter so may be running at night and the early hours of the morning. We would need to know the distance to the nearest receptors of the noise and details of any barriers etc. We would then have to consider this against the existing background noise levels. It's not that straightforward and this application really needs a noise assessment with it. I cannot objectively comment on what has been provided.'

These comments were communicated with the applicant who provided the requisite information. Following this, the EPH officer provided a second consultation response raising no objections to this application. They added a note explaining that if noise from the equipment ever becomes an issue that this could be dealt with under the Council's statutory nuisance powers and screening may be required.

Representations:

None received

Relevant Planning Policies

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

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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 the two units are relatively large and industrial in appearance, they would be positioned to the rear of the garage within the applicants own garden and be completely removed from the view of the street scene. This is considered to be the most appropriate siting for the units. There would be no adverse impact on the visual amenities of the area as a result of the proposal.

Residential Amenity

The two units would not pose an alteration to the outlook of surrounding neighbours by virtue of their siting behind the high boundary fences. Following the receipt of further information the EHO is satisfied that noise from the existing A/C unit and proposed ASHP would not have an unneighbourly impact.

There are no residential amenity grounds to resist the proposal.

Other

In arriving at the recommendation consideration has been given 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 energy 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

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Case Officer:	Jason Albon	Date: 14/05/2024
Authorised by:	Jo Morin	Date: 14.05.2024