Expiry: 25/7

Development Management - Delegated Officer Report

Application Number: AWDM/0691/25 Recommendation – Approve

Site: 10 Shadwells Close, Lancing

Proposal: Proposed installation of air source heat pump to front elevation.

Date of site visit: 29/8

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

This application relates to a mid terraced 1970's house on the west side of Shadwells Close, a cul de sac off Shadwells Road. The site is not in a conservation area and is not a listed building. There are no TPO's on the site and no known flood risk associated with it.

Permission is sought to erect an ASHP on the front wall of the house itself under the front window. The ASHP measures 1250mm in width, is 770mm in heights and is 362mm in depth and would sit 300mm off the wall. Additional information regarding noise was submitted during the course of the application.

Relevant Planning History

None.

Consultations

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

Looking at the MCS020 calculations I would say the directivity calculation should be Q2. There is a hard reflective surface behind the ASHP but grass in front. This would bring the level at the sensitive bedroom window, at 4.5m, down to 37dB(A) and would equate to 40dB(A) at the living room window approximately 3m from the air source heat pump. If we presume a 13dB(A) reduction of sound through a partially open window we are looking at 24dB(A) for the bedroom and 27dB(A) for the living room, both of which meet the good internal noise standards set out in BS8233:2014.

Lancing Parish Council: supports the application.

Expiry: 25/7

Representations

Neighbour, No. 10

Would like to understand the noise emission from the unit, the gardens are small and the installation will be very close to our house and the back bedroom and of course the garden. Does the noise continue through the night, effecting the noise levels in the bedroom when the window is open.

Neighbour at 16 – concerned about intrusive, low frequency noise in this small Close.

Relevant Planning Policies

Adur Local Plan 2017 Policies 1, 2, 15 18, 19 and 34
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
SPD – Sustainable Energy Aug 2024
National Planning Policy Framework (December 2024)

Planning Assessment

Principle

The proposal involves upgrading the existing housing stock located within the built up area and can be supported in principle. The relevant issues are the effects on the amenities of neighbouring residential occupiers particularly in regard to noise intrusion and the effect on the appearance of the dwelling and its surroundings.

Residential amenity

Following submission of additional noise calculations for the ASHP, advice from Health is that even at night with windows open nuisance to neighbours will not occur. As there is no objection from Public Health, refusal on noise grounds is not justified or sustainable.

Visual amenity

The unit will be highly visible in the public realm as these front gardens are open and unfenced to the road. However, it is not considered that it will result in significant harm to the appearance of the area. The neighbour to the south has two plastic sheds in their front garden and most others have their dustbins in the front. It is considered that the benefits of upgrading to a sustainable heat source outweighs any visual impacts.

Recommendation

APPROVE

Subject to Conditions:-

Expiry: 25/7

1. Approved Plans
2. Standard 3 year time limit

Is recommendation contrary to letter(s) of representation? Y

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Case Officer:	MOK	Date: 27/11
Authorised by:	Peter Barnett	Date: 27 November 2025