

Development Management – Delegated Officer Report

Application Number: AWD/1526/25

Recommendation: APPROVE

Site: 59 Connaught Avenue, Shoreham-by-Sea, BN43 5WL

Proposal: Installation of an Air Source Heat Pump to south east elevation at ground floor.

Date of site visit: Assessment has been assisted using the Applicants plans; Earthlight mapping; and Google 3D of the site.

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The property is an extended, end of terrace two storey dwelling located on the south side of Connaught Avenue in Shoreham. It is on a wider plot than its neighbours and it was extended in the 1970's by way of a two storey side and rear extension. There is a double garage set at the rear boundary area of the garden. The double garage has solar panels on the roof. A vehicular access for properties who have garages to the rear of their properties is positioned on the east side of the application site, accessed off Connaught Avenue.

The street is characterized by two storey terrace dwellings, many of which have undertaken extensions mainly to the rear, and many have garages positioned on their rear boundaries abutting the rear access way.

Proposal:

The application seeks permission to:-

- Provide an Air Source Heat Pump (ASHP) positioned on the ground, close to the east wall of the dwelling.

Relevant Planning Applications: None recent

Representations: Objection from neighbour.

- Object to placement of the Air Source Heat Pump;
- It will make a significant noise source near to two windows on my house;
- Report states its position is simply in order to reduce pipe runs internally;

- Suggest that it be placed on the front wall of their house where there would be no noise problem as it would be further away and would be facing away from my house.

Consultations: Environmental Health:

There are no Env H objections to this application. The unit has to be close to the other apparatus otherwise its efficiency is affected. The noise levels are acceptable.

Relevant Planning Policies and Guidance:

Adur Local Plan 2017 Policy 1, 15

Supplementary Planning Guidance comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings'

National Planning Policy Framework 2024

Planning Assessment

Principle

The proposal comprises the provision of a sustainable, air source heat pump and can be 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 surroundings.

Visual and Residential Amenity:

The air source heat pump is reputed to be zero carbon, and is an alternative form of heating to gas or oil boilers, but do rely on electricity to operate, which currently has an indirect carbon footprint. If paired with 100% renewable electricity tariff or solar panels they could become effectively zero-carbon.

The external compressor does not exceed 0.6 cubic meters; does not project out from the building by more than 1m; and meets the requirements of the MCS 020a sound assessment. (MCS 020a stands for Air Source Heat Pump Sound Calculation (For Permitted Development Installations). It is an MCS Certified standard updated in March 2025 that provides the methodology for installers to calculate the noise impact of air source heat pumps to ensure they meet Permitted Development Rights.)

The submitted sound assessment shows that the ASHP in the position shown has passed i.e. that the 36.6 dB(A) will be lower than the maximum allowed value of 37 dB(A).

Sound Assessment (Revised position.)

To class as “permitted development” the heat pump design must comply with regulations regarding the sound level at a neighbour’s nearest window/door. This section presents the result of the sound assessment we’ve conducted for the proposed heat pump and location, as set out in MCS 020a v1.0

This assessment accounts for:

- The sound level of the heat pump itself
- The influence of the space that it is in
- Any barriers between the heat pump and the assessment position.

Results by position

Position 1 36.6 dB Pass

Position 1

The distance measured is from the front of the heat pump location to the nearest neighbouring bedroom window at the front of the property.

Based on your previous survey, the unit will now be a minimum of 8.3m from the neighbour’s closest bedroom window.

Sound power level

Mitsubishi Econdan R32 Monobloc 11.2KW PUZ-WM112VAA(-BS) 60 dB(A)

Reduction due to distance

23.4 dB(A)

Reflective surfaces : two reflecting surfaces (Q=4)

Distance (heat pump to assessment position) : 8.3m

Reduction due to barriers

0 dB(A)

Full line of sight, Insufficient barrier

Total

36.6 dB(A)

Result

Pass

Maximum allowed value

37 dB(A)

Originally the unit was shown on the side of the dwelling in a raised position. However, following discussions, the unit is now shown to be on the ground floor next to the side elevation of the dwelling and thereby much less visible, which is considered to be a visual gain as the unit will now be in character with the visual amenities of the area.

The position of the unit is also important with regards to its efficiency. However, the lower position requires part of the side boundary wall to be removed in order to allow for sufficient air flow around the unit.

Whilst its loss may be noticeable visually, there is no requirement to maintain a boundary wall on planning grounds.

The ASHP is considered acceptable with regard to residential and visual amenity and is also likely to fall within permitted development parameters following its re-siting.

Recommendation:

APPROVE subject to the following condition(s)

1. Approved plans
2. Standard time limit

Informative:

1. Approved following amendment

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

Case Officer: Eve Hearsey

Date: 11.02.2026

Authorised by: Peter Barnett

Date: 11 February 2026