Response to representation letter from Mr and Mrs Moore of 18 Hillside Avenue dated 8th August 2023

This response is not on a line-by-line basis. It addresses what are considered key points raised by 18 Hillside. The order and section titles of the below response follow that of the representation letter from 18 Hillside.

Comments below:

Regulatory issues

Building Regulations are not relevant to this planning application.

The unit is approximately 12 metres away from the nearest corner of the new rear extension of 18 Hillside. The unit is estimated to be 15 metres away from the centre of the bi fold doors to the extension on 18 Hillside; to which is considered the assessment point regarding the measurement of noise impact.

The location plan is as per the official records held

Noise Issues

The unit was originally installed by Bell leisure ltd around 2018. The original position of the unit was closer to both properties on the upper level of the garden of 20 Hillside; it was circa 5m from the rear wall of 20 Hillside Avenue adjacent to the same boundary that it is now. It was 1m from the boundary wall in that location.

After some time 18 Hillside raised concerns around the ASHP; this also included concerns regarding the noise of the water pump and filtration system situated in the rear of 20 Hillside house. To address these concerns and in discussion with 18 Hillside, the pool equipment and heat pump was relocated to the bottom of the garden February/March 2021; to where it is now sited.

18 Hillside raised new concerns early June 2023. The issue became apparent to 18 Hillside when they had started relandscaping their rear garden. They have removed a thick mature boarder with large shrubs and bushes. 18 Hillside have then built a new hard landscaped area directly adjacent to the heat pump on the other side of the boundary.

Notwithstanding the above the parties were in amicable discussions to find a solution and exploring options to mitigate the concerns.

In the current location it is understood that the unit is completely obscured from 18 Hillside by the concrete block boundary wall and timber fence; even with the new extension that has been constructed by 18 Hillside in the interim.

The noise impact in the garden of 20 Hillside is considered unobtrusive and does not prevent use of the garden when in operation. An example of this is the location of a home office and gym directly adjacent to the heat pump. The unit is around 2m away from the desk space of the office. The heat pump does not impact the use of the office during working hours when in operation.

Following discussion with the Planning Department in July 2023 it became apparent that unfortunately the installation does not fully comply with permitted development rules.

Planning Standards

Regarding the comments made by 18 Hillside on the MCS Noise assessment. There are three reflective surfaces not four as they state. So, it is considered that the MCS calculation can be used as a guide on the noise impact of the unit. It is felt that this calculation is appropriate and proportionate in the circumstances.

Necessity

The most efficient and low carbon means of heating the pool has been selected.

Installation

As far as it is understood MCS is not a requirement for swimming pool ASHPs

The heat pump has been sized in accordance with the heating requirements of the pool.

In accordance with Waterco Domestic sizing chart. The pool is approximately 32 ft in length by 16 ft in width. Requiring a 31kw unit for optimum performance.

The new unit has been purchased from a reputable manufacturer who supplies hundreds of units worldwide each year.

The size and or volume of the unit has been considered. The dimensions noted are gross and maximum dimensions of the unit. Due to the curved shape of the unit actual volume is around 0.7m3. The size and or volume has no visual impact to the surrounding area and is obscured from view

The 31kw unit allows for much shorter operational periods (Around 5 hours a day as noted by 18 Hillside) with very little increase in noise when compared with smaller units. This was all considered when selecting the unit