Expiry Date - 11/07/2025

Development Control – Delegated Officer Report

Application Number: AWDM/0309/25 **Recommendation – APPROVE**

Site: **119 Ardingly Drive Worthing West Sussex BN12 4TW**

Proposal: **Air Source Heat Pump to rear of property**

Date of site visit: 23.06.2025

Neighbours checked: N

Additional neighbour notifications: N

Site and Surroundings

The application relates to a mid-C20, mid-terrace house fronting the south side of Ardingly Drive within an outer residential suburb of the town. The house if brick-built with render to the first floor and a concrete tiled roof. It is set back from the road behind a deep frontage used for car parking. A single-storey flat-roofed rear off-shoot is paired with a similar feature to the rear of No.121 attached to the west. No.117 adjoins to the east.

The property is not listed, locally listed or within a conservation area. There are no TPO trees on the site.

Proposal

Permission is sought to site an ASHP at ground-level adjoining the rear (south) of the rear off-shoot.

The application is accompanied by the product model data sheet and supporting statement.

Relevant Planning History: None.

Consultations:

The **Council's EHO** has raised no objection noting the calculated noise from the proposed ASHP of 29dB(A) would meet the updated MCS limits.

Representations: None received.

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP2, DM5, DM17
National Planning Policy Framework (MHCLG 2024)
National Planning Practice Guidance

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Planning Assessment

There is no objection in principle to the proposed ASHP in accordance with policies SP2 and DM17 which support the provision of renewable energies subject to the impact on adjoining uses being acceptable.

The proposed ASHP would not be visible in public views from outside the site.

The submitted drawings show it would be sited 1m from the common site boundary with No.121. It would be effectively screened from the neighbouring property by the boundary fencing in situ and shrubberies growing above. Google imagery indicates there are no windows in the nearest (south) part of the rear off-shoot at No.121. It would be sited approximately 3m from the boundary with No.117 which has a single-storey rear off-shoot on the east side of its rear elevation and French doors within the south-facing recess adjoining the application property.

Following the introduction of the updated MCS 020(a) in March 2025 which includes a simplified assessment for noise, the EHO is satisfied that noise emissions would be within the limitations set out in the MCS Planning Standards [referenced in Class G, Part 14 of the GPDO] and would not be harmful to the amenities of adjoining residential occupiers.

Recommendation

APPROVE subject to Conditions: -

1. Drawing Numbers
2. Standard time limit
3. Removed as soon as reasonably practical when no longer needed.

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

Case Officer: Jo Morin Date: 23.06.2025

Authorised by: Louise Prew Date: 23/06/2025