Expiry Date - 29/08/2024

Development Control – Delegated Officer Report

Application Number: AWDM/0793/24 Recommendation – APPROVE

Site: 20 Rugby Road Worthing West Sussex BN11 4PZ

Proposal: Installation of an Air-Source Heat Pump to East elevation

Date of site visit: 15/07/2024

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application property occupies a corner plot, located to the north side of Rugby Road and west side of Eton Road within a residential area of Worthing. The property comprises a two-storey semi-detached house which has a distinctive appearance in the street scene characterised by its mock-Tudor features and combination roof with complementing dormers. A porch projects from the front (south) and a conservatory to the side (east). Properties in the surrounding area are of a mixed type, style, form, scale, and plot shape and size. Attached to the west side of the application property is No. 20 A Rugby Road, a modest sized single-storey dwelling which was formerly part of No. 20 before achieving permission to become a separate unit of accommodation.

The application property is accessible via a pathway off Rugby Road behind a brick wall and gate. A taller close-boarded fence with trellis above encloses the wrap-around style garden along Rugby Road and a fully close-boarded fence along Eton Road, both of which appear to measure approximately 1.8m high. Some shrubberies border the fence, including a protected tree to the south-east corner. An outbuilding which appears to have formerly been a garage is located to the north-east corner of the plot

The property is not within a conservation area and is not a listed building.

Proposal

Planning permission is sought for the installation of a free standing Air Source Heat Pump (ASHP) outdoor unit AIRA 12kW, to be installed outside of the living room window to the east elevation between the conservatory and outbuilding. The ASHP would measure 1152mm long, 416mm deep, and 1503mm high.

Relevant Planning History:

Permission granted at the application property for alterations and additions to convert existing private dwellinghouse into 2 units of accommodation under WB/0878/56, decision issued 18 December 1956.

Consultations:

Environmental and Public Health (EPH)

'I note that noise from the air source heat pump complies with the MCS020 Noise Assessment submitted by the applicant and therefore there are no EH objections to this application being permitted.'

Private Sector Housing (PSH)

No comment.

Representations:

None received

Relevant Planning Policies

Worthing Local Plan 2023: SP1, SP2, DM5, DM20, DM22
National Planning Policy Framework (2023)
National Planning Practice Guidance
SPG 'Extending or Altering Your Home' (WBC)

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

The proposed ASHP would be industrial and utilitarian in its appearance but would be sited in a location which optimises the available screening through the boundary fence and shrubberies, conservatory, and outbuilding. In fact, the ASHP would only be visible to users of the public realm when actively peering over the application property's boundary fence. In any event, it is considered that the merits of the proposal would outweigh any harm to visual amenity in this location; the ASHP would be of an appropriate scale and design and sited in the most appropriate position in the context of the dwelling and street scene.

Moreover, the ASHP is a form of sustainable energy provision which is strongly supported in the Council's policy. With the expected increase of ASHP related planning applications by virtue of the government's encouragement to shift to low carbon and renewable sources, it is recognised

the Council must adopt a favourable approach towards them which is both balanced and pragmatic.

The protected tree to the south-east corner of the plot would not be affected by the proposal.

The proposal is acceptable on visual amenity grounds.

Residential Amenity

The consultation response from EPH highlights that the ASHP would comply with the relevant noise standards and would not give rise to a harmful noise impact for surrounding neighbours. The ASHP would not be overbearing or overshadowing and neighbours' existing outlook would not be materially altered.

There are no residential amenity grounds to resist the proposal.

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

Case Officer: Jason Albon Date: 21/08/2024

Authorised by: Jo Morin Date: 28.08.2024