Expiry Date - 27/01/2025

Development Control – Delegated Officer Report

Application Number: AWDM/1549/24 Recommendation – APPROVE

Site: 37 Windsor Road Worthing West Sussex BN11 2LZ

Proposal: Air source heat pump to rear

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings
This application relates to a semi-detached three storey property on the western side of Windsor Road. The large property is located comfortably within its plot. To the front there is parking with a long rear garden.

It is not in a conservation and is not a listed building. There are no TPO's on the site.

Permission is sought to erect an air source heat pump in the rear garden on the southern side next to the neighbouring properties detached garage. outside the new rear extension on the boundary with No. 26. The ASHP measures 995mm in height, 1145mm in width and 452mm in depth. It is positioned approximately 25m from the rear boundary of the site.

Relevant Planning History
AWDM/0421/24 - Demolition of existing rear conservatory. New rear extension and front porch. Status Approved

AWDM/0420/24 - Application for a Lawful Development Certificate for Proposed Rooms in roof consisting of hip to gable, rear dormer with Juliet balcony and roof lights to east and west elevations and alterations to fenestration. Status Permitted

Consultations
Environmental Health:
I have looked at this application again now the additional information has been provided and I can confirm there are no EH objections to this ASHP being positioned in this location.

ASHP's are used for heating and hot water. During the summer when people are outside enjoying the garden, the heating is not on, and typically these units will only run for a few hours to provide hot water. It's also worth noting that they work by stripping the heat from the outside air, therefore they will not need to work so hard during the warmer summer months as they would for the colder winter months as the outside air is warmer. Combine this with the fact that the unit will be around 25m from the boundary with the property on

Gannon Road, I do not expect noise from this unit will be a problem to these neighbours.

Representations
2 objectors based on the noise impact on the neighbouring properties on Gannon Road. After the MCS 020 information was received the following comments were received from one of the objectors:

I would just like to take a moment to comment on the 'supported statement' that has recently been added regarding the concerns over noise. MCS 020 Planning standards for the air sorted heat pumps (which is the calculator that has been used) is a useful tool and 42Db(A) which is the max permitted output for domestic residential instillation is indeed the best case scenario for this pump when measured 2 meters and south of the boundary wall. However, if you recalculate at 4 metres North or West where there is no wall to act as a sound barrier the calculated figure is 43Db(A) I don't know how audible this will be to neighbours but any constant ambient sound is annoying and I know there are concerns. Either way it helps to consider the full picture

Relevant Planning Policies
Worthing Local Plan Policies DM1, DM5, DM17, DM22

National Planning Policy Framework (2024)

Planning Assessment

Principle
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 ASHP is proposed to be located in the rear garden of the host dwelling, next to the neighbouring garage. As such there would be no views of the proposal from within the public realm.

Therefore, there would be no adverse impact on the visual amenities of the area.

Residential Amenity
No. 35, to the south, is the nearest affected neighbour as the heat pump is to be located on the application sites southern boundary. The ASP would be located adjacent to the neighbours' garage. Environmental Health has confirmed that they have no objection to this proposal having considered the submitted information in relation to the ASHP which accompanies the submission.

It is noted that the neighbours to the rear have objected to the proposal. However, with the separation of approximately 25m to the rear boundary this is considered to provide sufficient distance to mitigate any noise pollution, this

paired with the times that are likely to be used in relation of the probable use of the outside amenity space further mitigates the potential for harm.

Other
In arriving at the recommendation consideration has been given to the fact that the Council has declared a climate emergency and that ASHPs are a sustainable solution to energy supply for households. With the expected increase of ASHP related planning applications by virtue of the government's encouragement to shift to low carbon and renewable energy sources, it is recognised in dealing with planning applications for such equipment the Council must adopt a balanced and pragmatic approach.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit

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

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.

Case Officer:	Finlay Gardner	Date: 15/04/2025
Authorised by:	Louise Prew	Date: 15/04/2025