Expiry:2/12

Development Management - Delegated Officer Report

Application Number: AWDM/1271/24 Recommendation – Grant

Site: 28 Riverside Road, Shoreham

Proposal: Air source heat pump installation (12kW) in rear garden

Date of site visit: 8/11

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

This application relates to a detached bungalow on the south side of Riverside Road with access onto Cheal Close to the rear. It has been extended to the side and rear very recently.

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 outside the new rear extension on the boundary with No. 26. The ASHP measures 100.5mm in height, 121.6mm in width and 42.5mm in depth. It is positioned 1.8 metres from the back of the house, 850mm off the western boundary.

Relevant Planning History

AWDM/0446/24 - Single storey rear, side and front extension. Resubmission of AWDM/1502/23 increasing height of extensions to accommodate structural elements and increased flat roof insulation. Granted

AWDM/1502/23 - Single storey rear, side and front extension. Granted

Consultations

Health: No objection.

Representations

3 neighbours consulted. No responses received.

Relevant Planning Policies

Adur Local Plan 2017 Policies 2, 15, 19, 33 and 34
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
Supplementary Planning Document - 'Sustainable Energy' August 2024
National Planning Policy Framework (December 2023)

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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 at the rear of the house, completely removed from the view of the street scene, alongside the solid flank wall of an extension at No. 26. There would be no adverse impact on the visual amenities of the area.

Residential Amenity

No. 26, to the west, is the nearest affected neighbour and the extension will sit close to, and parallel with, a side and rear extension at No. 26 which has no side windows. Environmental Health has confirmed that they have no objection to this proposal having considered the submitted noise assessment which accompanies it.

Other

In arriving at the recommendation consideration has been given to the fact that the Council has declared a climate emergency and that ASHP's 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.

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Case Officer:	MOK	Date: 8/11/24
Authorised by:	Peter Barnett	Date: 8 November 2024