Expiry Date - 03/09/2024

Development Control – Delegated Officer Report

Application Number: AWDM/0885/24 Recommendation – APPROVE

Site: Applewood Mill Lane Worthing West Sussex

Proposal: Installation of a domestic Air Source Heat Pump (12kW) to rear of dwelling

Date of site visit: N/A – Photos supplied with application and assisted using Google Satellite Imagery

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application property is located to the southerly side of Mill Lane within a residential area of Worthing. The property comprises a two-storey detached house exhibiting a mix of facing brick and tile hung elevations, a plain tiled gable roof, and white UPVC openings. The integral garage to the westerly side of the house appears to have been extended towards the rear to create a laundry room and living room, as indictaed in the submitted plans. The house also exhibits a front porch, solar panels to the rear roof plane, and outbuildings/ garden structures within the rear garden space, the largest of which abuts the easterly boundary of the plot. Properties in the surrounding area are diverse in terms of their form, design, and relationship with the street scene, most of which enjoy a generous building and plot size. Vegetation is aplenty within the locality.

The property is not within a conservation area and is not a listed building. 2No, protected trees are located within the front garden space of the plot.

Proposal

Planning permission is sought for the installation of a free standing Air Source Heat Pump (ASHP) outdoor unit AIRA 12kW, to be installed adjacent the living room window to the rear elevation, close to the shared boundary with the adjacent neighbour to the westerly side, Green Banks. The ASHP would measure 1152mm wide, 416mm deep, and 1503mm high.

Relevant Planning History:

Planning permission refused at the application property for:

- Single storey garage in front garden under AWDM/0378/13, decision issued 22 May 2013,

- Proposed single storey garage in front garden (Re-submission of AWDM/0378/13) under AWDM/1348/13, decision issued 06 Feb 2014.

Planning permission approved at the application property for erection of single-storey extension at rear under WB/0175/81, decision issued 23 March 1981.

Consultations:

Environmental and Public Health (EPH)

'The applicants calculations show the siting of the ASHP meets the MCS 020 noise assessment criteria for permitted development and therefore there are no EH objections to this application.'

Private Sector Housing (PSH)

No comment.

Representations:

None received

Relevant Planning Policies

Worthing Local Plan 2023: SP1, SP2, DM5, DM22
National Planning Policy Framework (Revised December 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

Although the ASHP is relatively large and industrial in appearance, it would be positioned adjacent the rearmost elevation of the house and be completely removed from the view of the street scene. There would be no adverse impact on the visual amenities of the area as a result of the proposal.

The protected trees are located within the front garden space and at a significant distance from the ASHP. Thus, they 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 be completely screened from the outlook of adjacent neighbours owing to its siting and the breathing space between properties.

There are no residential amenity grounds to resist the proposal.

Other

In arriving at the recommendation consideration has been given to the fact 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. 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: 02/09/2024

Authorised by: Jo Morin Date: 03.09.2024