Expiry Date – 23/07/2024

Development Control – Delegated Officer Report

Application Number: AWDM/0642/24 Recommendation – APPROVE

Site: 34 Railway Approach, Worthing, West Sussex

Proposal: Removal of aircon unit and replacing it with 2 air source heat pumps

Date of site visit: 27/06/2024

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application site is located on the corner of Teville Place and Railway Approach. The site contains a two-storey building mixed use building. Prior approval has been granted for change of use of the first floor to two residential units.

The property is not within a conservation area, is not a listed building and there are no protected trees on site.

Proposal

Planning permission is sought to install two air source heat pumps. An existing air conditioning unit would be removed.

Relevant Planning History:
NOTICE/0032/22: Application for permitted development for prior approval for change of use from offices (Use Class E) at first floor into 2 x 1 bedroom flats. Prior approval required and granted 17/03/2023

AWDM/1773/23: Change of Windows and door to first floor level front elevation only from Timber to UPVC double glazed. Permitted 21/03/2024

Consultations:

Environmental and Public Health (EPH)
I would recommend the following: Prior to commencement an Air Source Heat Pump acoustic report shall be submitted to the Local Planning Authority for approval. This report shall show that the installation of every heat pump across the development site shall comply with the Chartered Institute of Environmental Health and Institute of Acoustic's guidance: 'Heat Pumps, Professional Advice note.' The report shall outline that the rating level from ASHPs, including the cumulative impact of multiple ASHPs if relevant, shall not exceed 35dB LAeq15min at any noise sensitive façade of a neighbouring

residential premises. If it is not practical to achieve this value for any of the heat pumps, and the local context supports a relaxation, then a report providing a full justification as to why such a relaxation in rating level is required, shall be submitted in writing to the Local Authority for approval. Following the installation of ASHPs across the development site, post-installation noise monitoring shall be undertaken by the applicant at the reasonable request of the Local Planning Authority

Representations:

None received

Relevant Planning Policies

Worthing Local Plan 2023: SP1, SP2, DM5, DM22
National Planning Policy Framework (2023)
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 two units are modest in scale and located on the side and rear elevations. While visible from the street they are located away from the main façade where the impact on the streetscene would be greatest. As the site is not in a conservation area, they are considered appropriate.

Residential Amenity

Due to the scale and location the units would not result in loss of daylight, sunlight, or outlook.

The Council's environmental health officer has reviewed the proposal and has recommended a condition for an acoustic report to be approved in writing prior to commencement of the development. This will ensure noise levels are appropriate for the setting to reduce impact on neighbouring amenity.

The units are not located near proposed residential windows for the proposed units inside the building which will minimise impact of noise on the new residents.

Other
Weight is applied 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 sources, it is recognised the Council must adopt a favourable approach towards them which is both balanced and pragmatic.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Acoustic report

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: Louise Prew Date: 27/06/2024

Authorised by: Gary Peck Date: 27 June 2024