

UTT/13/0995/DC - (Manuden)

PROPOSAL: Retrospective application for the retention of an Air Source Heat Pump.

LOCATION: 12 Stewarts Way Manuden

APPLICANT: Uttlesford District Council

EXPIRY DATE: 12 June 2013

CASE OFFICER: Ann Howells

1. NOTATION

1.1 Outside Development Limits

2. DESCRIPTION OF SITE

2.1 The property to which the application relates is a mid terrace property.

2.2 The Air Source Heat Pump has been installed to the rear of the property adjacent to the neighbouring property boundary.

3. PROPOSAL

3.1 This application is for the retention of a Ecodan W85 air source heat pump (ASHP), which is positioned immediately to the rear of the semi detached property. The ASHP has been in situ since 11 December 2012.

4. APPLICANT'S CASE

4.1 Not applicable

5. RELEVANT SITE HISTORY

5.1 There is no relevant planning history

6. POLICIES

6.1 National Policies

- National Planning Policy Framework (NPPF) (2012)

6.2 Uttlesford Local Plan 2005

-Policy GEN2

7. PARISH COUNCIL COMMENTS

7.1 No comments received

8. CONSULTATIONS

Environmental Services

- 8.1 No objection subject to a condition for a barrier to be installed between the unit and the garden of 12A in accordance with the installer's recommendation

9. REPRESENTATIONS

- 9.1 A neighbour has responded requesting not to be considered for an ASHP. Not a planning issue but information passed to appropriate section.

10. APPRAISAL

- 10.1 The issues to consider in the determination of the application are:

- A Impact on Residential Amenity
- B Impact on Character and Appearance of the Area

A Impact on Residential Amenity

- 10.2 With regard noise issues as covered in P123 of the NPPF 2012, development should avoid noise from giving rise to significant adverse impacts on health and quality of life.
- 10.3 It should be noted that the ASHP has been positioned to the rear of the property below bedroom windows of both the application property and the adjacent property. Which may give rise to noise disturbance during periods when bedroom windows may be open.
- 10.4 Environmental Services do have powers to either prevent the operation of the ASHP or they can seek measures to reduce any noise disturbance.
- 10.5 Nevertheless it is considered important that if permission were to be granted for the ASHP an informative that the applicant may have to cease using the ASHP or to carry out additional noise control works should any nuisance be caused once the pump is in operation.
- 10.6 The recommendation from the installer is that there is an acoustic barrier installed between the unit and the garden of 12A. A condition can be attached to any permission granted to ensure that this is installed.

B Impact on Character and Appearance of the Area

- 10.7 The site does not lie within any designated area and in addition this is a relatively small installation situated in the rear garden of the property and is not visible from public viewpoints. It is therefore considered that the character and appearance of the area would not be harmed.

11. CONCLUSION

The following is a summary of the main reasons for the recommendation:

The noise generated by the Air Source Heat Pump is not significant enough as to cause a noise nuisance [revising there is an acoustic barrier installed between the unit and the garden of 12A. The development is also considered to be acceptable in visual terms. Accordingly, the recommendation is for conditional approval.

RECOMMENDATION – CONDITIONAL APPROVAL

1. Within 42 days of the date of this permission an acoustic barrier between the unit and the garden of 12a Stewarts Way shall be installed in accordance with a

scheme to be submitted and approved by the Local Planning Authority in consultation with Environmental Services within 14 days of the date of this permission. The barrier shall remain in situ until the removal of the approved Air Source Heat Pump.

Reason: To protect the amenity of the neighbour in accordance with Uttlesford Local Plan Policy GEN2 adopted 2005 and the National Planning Policy Framework 2012