

UTT/13/1008/DC - (Farnham)

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

LOCATION: 10 Rectory Lane Farnham

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 one of a pair of semi-detached houses.

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

2.3 The ASHP is positioned 6 metres from the ground floor high level lounge window. There is a solid fence panel adjacent to the ASHP that blocks the line of sight.

3. PROPOSAL

3.1 This application is for the retention of an 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 March 2013.

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

6.2 Uttlesford Local Plan 2005

- Policy GEN2

7. PARISH COUNCIL COMMENTS

7.1 The Parish have received complaints from a resident regarding the installation of the ASHP. But have not given any further details what the complaint is about.

- 7.2 In addition the Parish have made comments about the process of installing the ASHP's, integrity of attached dwellings, noise implications and the planning procedure. As the comments are not material planning considerations they have been forwarded to Property Services to respond.

8. CONSULTATIONS

Environmental Services

- 8.1 No objection

9 REPRESENTATIONS

- 9.1 None received

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.

B Impact on Character and Appearance of the Area

- 10.6 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.

10 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. The development is also considered to be acceptable in visual terms. Accordingly, the recommendation is for unconditional approval.

RECOMMENDATION – UNCONDITIONAL APPROVAL