

UTT/13/0997/DC -(Great Sampford)

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

LOCATION: 10 Robletts Villas Walden Road Great Sampford

APPLICANT: Uttlesford District Council

EXPIRY DATE: 12 June 2013

CASE OFFICER: Ann Howells

1. NOTATION

1.1 Within Development Limits

2. DESCRIPTION OF SITE

2.1 The property to which the application relates is one of a pair of semi-detached houses in a row of other similar properties.

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

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 19 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. TOWN COUNCIL COMMENTS

7.1 None received

8. CONSULTATIONS

Environmental Services

- 8.1 This heat pump was observed to be noisier than other similar units. The following condition should be imposed to prevent loss of amenity to the neighbouring dwelling:

Within one month a scheme shall be submitted to limit the specific noise level produced by the heat pump at a point 1 metre external to the centre point of the nearest first floor bedroom window of 9 Robletts Villas to a level not exceeding 36dB LAeq (5 min). The noise level may be ascertained by measurement and/or calculation. The calculated figure may be obtained from Step 6 of the MCS Planning Standard calculation for the relevant assessment position. The scheme is subject to approval by the Local Planning Authority. The scheme shall be implemented within one month of approval of the submission.

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 have commented that a condition with regard noise level should be attached to any permission.
- 10.5 Environmental Services do have powers to either prevent the operation of the ASHP or they can seek measures to reduce any noise disturbance.
- 10.6 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

- 10.7 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 could potential cause an impact on the amenity of the neighbouring occupiers and a condition should be attached to any permission to prevent a noise nuisance. The development is considered to be acceptable in visual terms. Accordingly, the recommendation is for conditional approval.

RECOMMENDATION – CONDITIONAL APPROVAL

1. Within one month a scheme shall be submitted to limit the specific noise level produced by the heat pump at a point 1 metre external to the centre point of the nearest first floor bedroom window of 9 Robletts Villas to a level not exceeding 36dB LAeq (5 min). The noise level may be ascertained by measurement and/or calculation. The calculated figure may be obtained from Step 6 of the MCS Planning Standard calculation for the relevant assessment position. The scheme is subject to approval by the Local Planning Authority. The scheme shall be implemented within one month of approval of the submission.

REASON: In the interests of the amenity of surrounding locality residential premises in accordance with Policies GEN2 of the Uttlesford Local Plan (adopted 2005) and the National Planning Policy Framework..