

<u>APPLICATION NO:</u>	23/02814/FUL	<u>CASE OFFICER:</u>	Reece Black
<u>WARD:</u>	Halewood South	<u>PARISH:</u>	Halewood Town Council
<u>LOCATION:</u>	1 Eagle Grove, Halewood, Knowsley		
<u>PROPOSAL:</u>	INSTALLATION OF AN AIR SOURCE HEAT PUMP TO THE REAR OF THE DWELLING		

Site Description

The application site is located at 1 Eagle Grove, Halewood and is situated within an area that is allocated as a Primarily Residential Area in the Development Plan. The application property is an terraced dwelling, with brick facing elevations, along with white UPVC openings and grey, interlocking roof tiles.

The three-terrace row is accessed off Roseheath Grove and comprises of residential dwellings encircling the application site. The application property is South facing.

Proposal

The application seeks permission for the installation of an air source heat pump to the rear of the dwelling and this would be sited 0.5m from the rear elevation.

This would have a length of 1.25m, a depth of 0.36m and a height of 0.77m.

The proposed development would replace the existing gas boiler and become the primary heating system.

Consultations

Halewood Town Council - No Comments Received
Environmental Health - No Comments Received

Representations

This application has been publicised by letters sent to 13 neighbours. No representations have been received.

Planning History

No relevant planning history.

Relevant Policy

Paragraph 11 of the National Planning Policy Framework (NPPF) states that planning decisions should apply a presumption in favour of sustainable development. This means approving development proposals that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or any adverse impacts of doing so

would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole.

Paragraph 12 of the NPPF clarifies that the presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision making. Where a planning application conflicts with an up-to-date development plan, permission should not normally be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed.

The development plan in Knowsley comprises the Saved Policies of the Replacement Unitary Development Plan, the Core Strategy Local Plan and the Joint Waste Local Plan. The following policies are relevant to the determination of this application.

The site is identified as a site allocated for housing development in the adopted Unitary Development Plan. As such, a domestic addition incidental to the existing residential property is considered acceptable in principle, subject to compliance with local planning policy and guidance.

Regarding the adopted Development Plan policies, the proposed application has regard to policies CS2 and CS19 of the adopted Local Plan Core Strategy (2016) and saved policies H5 and H8 of the Unitary Development Plan (2006), together with the Householder Development SPD (2016).

These policies and guidance require that new development demonstrates a high standard of design, which does not adversely affect the character of the property or street scene; maintains a good standard of amenity for all existing and future occupants; avoiding overlooking and overshadowing, as well as an unacceptable overbearing impact; and that adequate parking and garden space would remain for use by residents of the extended property.

KNOWSLEY LOCAL PLAN: CORE STRATEGY

CS2 - Development Principles

CS19 - Design Quality and Accessibility in New Development

CS22 - Sustainable and Low Carbon Development

SAVED POLICIES - KNOWSLEY REPLACEMENT UNITARY DEVELOPMENT PLAN (ADOPTED JUNE 2006)

H5 - Development within Primarily Residential Areas

H8 - Extensions and Alterations to Residential Properties

ENV2 - Noise and Vibration

In addition, the Householder Development SPD (2016) is a material consideration for the purposes of this planning application and provides additional guidance in relation to householder development within Knowsley Borough.

Article 35 Statement

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.

Assessment

Policy ENV2 – Noise and Vibration states that:

1. Development that will either cause an unacceptable increase in noise or vibration levels or itself be subject to unacceptable noise or vibration from an existing source will not be permitted.
2. Where developments are permitted, conditions may be attached to the planning permission to ensure effective noise insulation or other required mitigation measures are carried out.

Design

The proposal is a small unit encased in metal. It appears to be of a standard design that would be expected of equipment such as this. The overall design would be acceptable and would not clash with the dwelling or appear incongruous, given it would be a small-scale addition incidental to the dwelling.

In addition, it would be sited in an appropriate place in the rear garden and would not be considered to have any adverse impacts due to its visual appearance and design.

Residential Amenity

The proposed development would be situated close to residential properties – close to the rear elevation of the application dwelling and adjacent boundary fence treatment shared with no.2.

Given the small-scale, it would not be considered to cause any detrimental harm to the visual amenity of adjacent neighbours.

The application has been supported by a noise assessment to demonstrate that the proposal would not result in any unacceptable harm to neighbour's amenity due to noise.

The proposal would be in close proximity to residential properties, the closest being in relation to no.2. The result of the noise assessment outlined that the noise and vibration levels produced as a result of the development would be 50 dB (decibels). Levels of noise and vibration at this rate are akin to light vehicular traffic generation or rustling leaves. Subsequently, it would be considered that this level would not constitute an unacceptable increase in noise and vibration to affect residential amenity to unacceptable level. The nearest habitable window (No.2) is sited approximately 2.3m away from the boundary treatment.

In addition, the cap for ASHP to qualify for Permitted Development is 42 dB. This should hold some weight in the determination of this application, given that it would be considered this is only marginally more than what would otherwise be allowed under Permitted Development. Furthermore, there has been no objections or comments received from Environmental Health who were consulted and further contacted via email should they wish to make any comments or objections. It is therefore assumed that Environmental Health had no concerns in relation to noise and vibration issues produced as a result of the proposal.

The proposed development would not be considered to cause any significant harm to the existing residential amenities of any nearby properties and would be considered to accord with Saved Policy H8 and ENV2.

Other Considerations

The ASHP would provide significant environmental benefits through heating from electricity in oppose to gas. The government provide renewable heat incentives for such sources of heating. The heat pumps are recognised as being more efficient than other sources of heating. The application therefore is in accord with Policy CS22.

Conclusion

The proposal is acceptable in principle and in terms of design, residential amenity and would provide benefits in environmental terms. The proposed development complied with local planning policies and is subsequently recommended for approval.

Recommendation

That Planning Permission be granted subject to the following condition(s):-

- 1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: In order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2) The development hereby permitted shall be carried out in accordance with the approved plans and documents listed in Schedule 1.

Reason: For the avoidance of doubt.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
01/12/2023	TQRQM2333512320 1830	-	SITE PLAN
01/12/2023	-	-	NOISE ASSESSMENT
01/12/2023	-	-	MODEL DIMENSIONS
01/12/2023	TQRQM2333512241 0921	-	LOCATION PLAN

Signed Case Officer¹:

Reece Black

**Signed Authorising
Officer²:**

K Foster

Date:

5 February 2024

¹ I confirm that I do not have a personal relationship with the applicant, agent or other interested parties; I also confirm that I do not have a financial interest in the site or the development proposed

² I confirm that I do not have a personal relationship with the applicant, agent or other interested parties; I also confirm that I do not have a financial interest in the site or the development proposed

Informatives

- 1) The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at:
www.gov.uk/government/organisations/the-coal-authority

Standing Advice valid from 1st January 2023 until 31st December 2024