

<u>APPLICATION NO:</u>	24/00429/FUL	<u>CASE OFFICER:</u>	Lee Osborne
<u>WARD:</u>	Cherryfield	<u>PARISH:</u>	
<u>LOCATION:</u>	9 Birkin Road, Southdene, Kirkby		
<u>PROPOSAL:</u>	INSTALLATION OF AIR SOURCE HEAT PUMP		

Site Description

The application site is a mid-terraced house and associated garden curtilage in a terrace of 13 on Birkin Grove located within a residential area of predominantly terraced housing. The property has 2 air-conditioning units situated externally on the rear of the house; one is at ground floor level adjacent the party boundary with 11 Birkin Road and one at first floor level centred between the first-floor windows with the bottom of the unit just below the cills of the windows.

Proposal

The application seeks permission for the installation of an air source heat pump (ashp) on the rear of the dwelling. The ashp would be located centrally on the dwelling, between the kitchen door and the French doors on the dwelling. It would have a length of 1.25m, a depth of 0.36m and a height of 0.77m and would be sited on legs 0.1m of the ground.

The ashp would be sited 2.8m from the party boundary with 11 Birkin Road and 2.2m from the party boundary with 7 Birkin Road. There are high boundary treatments along the boundaries with 1 concrete panel from the rear elevation out then switching to timber fencing. although on the site visit a timber panel had been blown out on the 7 Birkin Road – 9 Birkin Road boundary.

Consultations

NA

Representations

This application has been publicised by letters sent to 4 neighbours. No representations have been received.

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that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear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.

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

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

Design and Visual Amenity Considerations

The proposal is a small metal encased unit located centrally on the house and slightly off the ground. It is of a standard design typical of domestic use ashps. The design is acceptable. It would not be incongruous with regards the appearance of the dwelling, particularly given that there are 2 existing air-conditioning units on the rear elevation. Furthermore, it would not cumulatively with the air-conditioning units be detrimental to the overall appearance the house. The proposal would not be detrimental to the visual amenity of the neighbouring properties or the area in general.

The proposal would comply with Policies CS2 and CS19 of the Core Strategy and Saved Policies H5 and H8 of the UDP.

Residential Amenity Considerations

The application dwelling adjoins 2 houses. The result of the MSC Sound Calculator calculations, taking adjustments into account, concludes that the noise produced would be 44dB. The applicant has confirmed that the air conditioning units were taken into account in the sound calculations. 45dB is a noise level akin to library

noise, bird calls (44 dB), lowest limit of urban ambient sound. Subsequently, and given the distance the ashp would be from the party boundaries with the high fencing it is considered that this level would not constitute an unacceptable increase in noise to affect residential amenity to unacceptable level. Whilst 42dB is the upper level for permitted development of ashp amongst other criteria 2dB above this is considered to be acceptable. However, in the interests of prudence it is recommended that a noise level limit condition is imposed on any planning permission granted.

Neighbours have been notified of the application and none have expressed any concerns in representations.

The proposal would comply with Policies CS2 and CS19 of the Core Strategy and Saved Policies H5 and ENV2 of the UDP.

Other Considerations

The ashp would provide significant environmental benefits through heating from electricity as opposed to gas. The government provide renewable heat incentives for such sources of heating. The proposal would contribute to the Council's lowering carbon aims and targets.

The application therefore is in accord with Policy CS22 of the Core Strategy.

Conclusion

The proposal is acceptable in principle and in terms of design, visual and 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.

- 3) Noise from fixed plant and machinery associated within the development shall be at least 5dB (A) below the existing background noise level (LA90) at the boundary of the nearest noise sensitive properties, namely 7 and 11 Birkin Road, as measured during any agreed time period. Notwithstanding the domestic plant/machinery being installed any tonal, impulsive and/or irregular noise would be addressed by imposing a penalty as per the methodology set out in BS4142:2014, Methods for rating and assessing industrial and commercial sound.

Reason: In the interests of residential amenity and to comply with Policies CS2 and CS19 of the Knowsley Local Plan Core Strategy adopted January 2016 and Saved Policies H5 and ENV2 of the Knowsley Replacement Unitary Development Plan adopted June 2006.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
04/10/2024	-	-	EXISTING AND PROPOSED ELEVATIONS
12/08/2024	-	-	FRONT COVER OF NOISE ASSESSMENT SHOWING REAR OF HOUSE
12/08/2024	-	-	PHOTO WITH DIMENSIONS
12/08/2024	TQRQM24223074 054249	-	LOCATION PLAN
12/08/2024	TQRQM24223072 605664	-	SITE PLAN
12/08/2024	-	-	MCS SOUND CALCULATOR
12/08/2024	-	-	PHOTO WITH CLEARANCES
12/08/2024	-	-	AIR SOURCE HEAT PUMP SPECS

Signed Case Officer¹: **Lee Osborne**

Signed Authorising Officer²: **K Foster**

Date: **3 December 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

