

<u>APPLICATION NO:</u>	24/00587/FUL	<u>CASE OFFICER:</u>	Miss Kim Vo
<u>WARD:</u>	Page Moss	<u>PARISH:</u>	
<u>LOCATION:</u>	17 St Davids Road, Huyton, Knowsley		
<u>PROPOSAL:</u>	INSTALLATION OF AN AIR SOURCE HEAT PUMP AT THE REAR OF DWELLING.		

Site Description

The application relates to a two-storey detached dwelling at no.17 St Davids Road. The application site is located within a Primarily Residential Area as shown on the Policies Map and defined by Saved Policy H5 of the Knowsley Replacement Unitary Development Plan (UDP) (Adopted June 2006).

Proposal

The application seeks permission to install an Air Source Heat Pump (ASHP) to the rear of the application property. The ASHP will have dimensions of 855mm (width) x 1125mm (height) x 595mm (depth). The submitted Manual Sound Calculator details that the noise produced from the ASHP would be 42.35 dB (decibels).

Consultations

N/A

Representations

This application has been publicised by letters sent to 9no. neighbours. No representations have been received.

Planning History

None relevant.

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that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear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 (January 2016)

Policy CS2: Development Principles

Policy CS19: Design Quality and Accessibility in New Development

Policy CS22: Sustainable and Low Carbon Development

Saved Policies - Knowsley Replacement UDP (June 2006)

Policy H5: Development Within Primarily Residential Areas

Policy ENV2: Noise and Vibration

Supplementary Planning Documents (SPDS)

Householder Development (June 2016)

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

The main considerations for this application are:

- Neighbouring Amenity;
- Design and Visual Amenity;
- Other Matters.

Neighbouring Amenity

No.15 and no.19 St Davids Road are the adjacent dwellings to the application site. The result of the MSC Manual Sound Calculator calculations concludes that the noise produced would be 42.35dB. The maximum limit for ASHPs installed on domestic premises under permitted development rights is 42dB. As such, the additional 0.35dB is not deemed to be excessive in comparison to the permitted development threshold. 42.35dB is also a noise level akin to library noise or bird calls (44dB), which are the lowest limit of urban ambient sound. Moreover, given the distance between the ASHP and the neighbouring boundaries of no.15 (7.5m away) and no.19 (2.4m away), it is considered that the proposal would not constitute an unacceptable, harmful increase in noise. The existing fencing would also screen views of the ASHP. A letter from the occupier of no.19 has also been submitted as part of the application expressing support. Notwithstanding this, a condition will be attached to restrict the noise level limits of the ASHP. Subject to this condition, the proposal would have an acceptable impact upon residential amenities and would be in accordance with Policy CS2 and CS19 of the Local Plan and Saved Policy ENV2 of the Knowsley Replacement UDP.

Design and Visual Amenity

The proposal will be a small sized unit which is of a standard design typical of a domestic use ASHP. It will be sited within the rear garden and be positioned against the rear elevation of the application dwelling. The proposed ASHP is not considered to appear as an incongruous feature, particularly given that there are existing air conditioning units installed on the property. As such, the proposal is acceptable regarding its impact upon design, the street scene and visual amenity, in accordance

with Policy CS2 and CS19 of the Local Plan.

Other Matters

The proposed ASHP would provide significant environmental benefits through heating from electricity, as opposed to gas. The government currently provides grant incentives to help towards the cost of installing a heat pump. The proposal would therefore contribute to the Council's aim of lowering carbon, in accordance with Policy CS22 of the Local Plan.

Conclusion

The principle of the proposal is considered acceptable and would have an acceptable impact upon neighbouring amenities and design and visual amenity. On this basis, the proposal complies with all relevant local and national planning policies and guidance.

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) The noise associated with the Air Source Heat Pump hereby approved shall not exceed a level of 5dB(A) below the existing background noise level (LA90), when measured or calculated at 1m from the closest affected window of the nearest noise sensitive property. The measurement and/or prediction of the noise should be carried out in accordance with the methodology contained within BS 4142: 2014. Any tonal, impulsive and/or irregular noise shall also be addressed by imposing a penalty as per the methodology set out in BS 4142: 2014+A1:2019.

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
30/10/2024	PP-13502985v1		Location Plan
04/11/2024	0010/20/FA	Rev. A	Block Plan and Elevations
30/10/2024	-		Cosy 6 [Brochure]

Signed Case Officer¹: **Kim Vo**

Signed Authorising
Officer²: **K Foster**

Date: **19 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

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