

DELEGATED PLANNING APPLICATION REPORT

Ward: Coley

App Ref: 230618/HOU

Address: 169 St Saviours Road, Reading, RG1 6EY

Proposals: Installation of heat pump

Case Officer: Sian Hickey

Date received (valid from): 7 May 2023 Agreed Decision date: 10 July 2023

1. SITE DESCRIPTION

The application site is a semi-detached two storey dwelling on St Saviours Road. It is in a predominantly residential area, among buildings of similar style. The property is not a listed building, nor does it fall within a conservation area.

Google Earth image:



2. PROPOSAL AND SUPPORTING INFORMATION

Planning permission is sought for the installation of an air source heat pump to rear of 169 St Saviours Road. The heat pump would be located at ground level adjacent to the side elevation of the existing rear extension, below the existing AC outdoor unit. The heat pump would have a width of 1.250mm with a depth of 362mm and a height of 770mm. The heat pump will be located 2.67m away from the nearest property boundary.

Plans and documents considered

Location Plan

Drawing Number: 169/P1/001 - Existing and Proposed Plans and Elevations

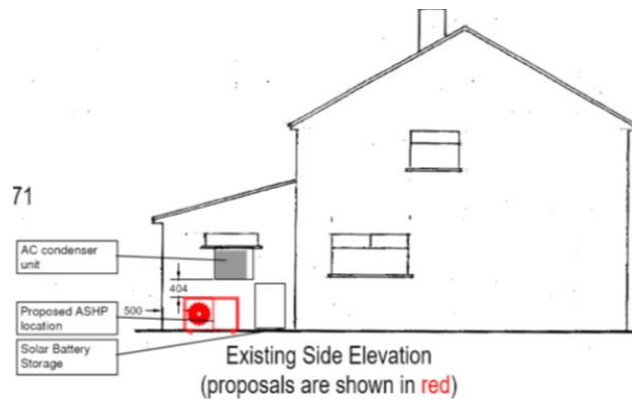
Customer Heat Pump Contract Pack Supplementary Documents

Supporting Letter

As received 7th May 2023

MCS 020 - Noise Assessment

As received 27th May 2023



3. PLANNING HISTORY

181216 - Proposed single storey side extension with new porch and garage and first floor rear extension over existing ground floor. (Resubmission of application 08/00406/FUL) - PERMITTED

080494 - Proposed 2-storey side and single storey rear extension with new porch - REFUSED

4. CONSULTATIONS

The following addresses were consulted by letter.

3 Bucknell Court, Reading, RG1 6FB
171 St Saviours Road, Reading, RG1 6EY
161 St Saviours Road, Reading, RG1 6EY

No letters of representation have been received.

Equality Act 2010:

In determining this application the Council is required to have regard to its obligations under the Equality Act 2010. However, there is no indication or evidence (including from consultation on the application) that the protected groups identified by the Act have or will have different needs, experiences, issues and priorities in relation to this particular planning application. Therefore in terms of the key equalities protected characteristics it is considered there would be no significant adverse impacts as a result of the development.

5. LEGAL AND PLANNING POLICY CONTEXT

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with the development plan unless material considerations indicate otherwise. Material considerations include relevant policies in the National Planning Policy framework (NPPF) - among them the 'presumption in

favour of sustainable development'. The following local and national planning policy and guidance is relevant to this application:

National Policy and Guidance

National Planning Policy Framework
National Planning Practice Guidance

Reading Borough Local Plan (2019)

CC1: Presumption in Favour of Sustainable Development
CC2: Sustainable Design and Construction
CC3: Adaptation to Climate Change
CC7: Design and the Public Realm
CC8: Safeguarding Amenity
EN16: Pollution and Water Resources
EN17: Noise Generating Equipment

SPDs and Other Documentation

Sustainable Design and Construction SPD (2019)
Microgeneration Installation Standard: MCS 020 - MCS Planning Standards for Permitted Development Installations of Wind Turbines and Air Source Heat Pumps on Domestic Premises, Issue 1.3 dated 19/6/2019

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APPRAISAL

The main issues are as follows:

- 1) Principle;
- 2) Design; and
- 3) Environmental Matters

1) Principle

The provision of an air source heat pump would accord with the sustainable principles as set out in Policies CC1-CC3 and the Sustainable Design and Construction SPD and would therefore, be acceptable in principle.

2) Design

The pump would be sited within the rear garden of the application site and would be of a modest scale. There would be no detrimental effect with regard to the character and appearance of the existing dwelling (CC7).

3) Environmental Matters

Since 1st December 2011 the installation of an air source heat pump on domestic premises is permitted development, provided all the limits and conditions are met.

The Environmental Health Officer raised concerns 23rd May 2023 in relation to the noise generated by the air source heat hump and requested that the applicant or their

installer completed a mini noise assessment from the MCS Planning Standards for ASHPs to determine if the permitted development noise limits are met.

Officers received the requested document received on 27th June 2023.

The Environmental Health Officer responded 28th June 2023 to confirm that the details provided were acceptable and the Environmental Health team had no further concerns.

RECOMMENDATION

Grant, subject to the following conditions:

Time Limit
Approved Plans
Noise