

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Park

App Ref: 230245/HOU

Address: 82 Crescent Road, Reading, RG1 5SP

Proposals: Installation of two Mitsubishi electric heat pumps (1050mm (l) x 480mm (w) x 1020 (h)) on concrete slabs within rear garden.

Case Officer: Gary Miles

Applicant: Mr Daniel Jepson

Date received (valid from): 28 February 2023 **Target Decision date:** 2 June 2023

1. SITE DESCRIPTION

Large semi-detached property located just inside the 'South Park' conservation area. The property is currently undergoing previously permitted construction work.

2. PROPOSAL AND SUPPORTING INFORMATION

Installation of two Mitsubishi electric heat pumps (1050mm (l) x 480mm (w) x 1020 (h)) on concrete slabs within rear garden. One heat pump is permitted under Permitted Development rights, however because this application is for two heat pumps planning permission is required.

Plans and documents considered:

Drawing no: PL.1200 - Location Plan - dated Feb 2023

Drawing no: PL.1201 - Existing Block Plan - dated Feb 2023

Drawing no: PL.1210 - Proposed Block Plan - dated Feb 2023

Drawing no: PL.1310 - Proposed Ground Floor Plan - dated Feb 2023

Design and Access Statement

Application Form

Received by the Local Planning Authority on 28th February 2023

3. RELEVANT PLANNING HISTORY

170351 - TCA - Works to a Tree in a Conservation area - Agreed March 2017

201499 - TCA - Works to a Tree in a Conservation area - Agreed November 2020

221284 - HOU - Demolition of existing single storey garage and replacement with 2-storey side extension including an external store and workshop. Existing entrance porch to be extended with replacement external steps - Permitted September 2021

220588 - APC - Application for approval of details reserved by condition 3 (Materials Schedule) of application 211284 - Discharged June 2022

221820 - NMA - Minor Amendment to Permitted Application 211284 - 1. The front to back depth of the side extension is circa 600mm longer than the permitted drawings. 2. Alterations to the stone string detail. 3. Alterations to windows and doors - Agreed December 2022

4. CONSULTATIONS

External: The following addresses were consulted by letter.

65 Bulmershe Road, Reading, RG1 5RH

84 Crescent Road, Reading, RG1 5SP

No letters of representation have been received.

Internal: Environmental Protection Officer (noise)

The Environmental Protection Office raised concerns 27th March 2023, about noise generated by the electric air source heat pumps, a noise assessment for the ASHPs as per the MCS Planning Standards for ASHPs was requested from the agent.

Officers received the requested documents on 30th March 2023, the agent confirms the application is for a cascade system of two units rather than a single unit which can be installed under Permitted Development.

The Environmental Protection Officer responded 18th April 2023, in regards to the documents submitted by the agent, if the noise levels are consequently higher than for the single unit PD type installation then they will need to submit a BS4142 noise assessment as is required for new mechanical plant.

Officers received the requested electric air source heat pump Noise Level Calculation Form dated 20th April 2023, from the agent.

The Environmental Protection Officer responded 15th May 2023, in regards to the documents submitted by the agent. The officer was content with the noise level data supplied for both electric air source heat pumps working together.

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:

Section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the local planning authority in the exercise of its functions to pay special attention to the desirability of preserving or enhancing the character or appearance of a conservation area.

National Policy

National Planning Policy Framework

National Planning Practice Guidance

Reading Borough Local Plan (2019)

CC7 (Design and the Public Realm)

CC8 (Safeguarding Amenity)

SPG/SPD

A Design Guide to House Extensions SPG
Relevant Conservation Area Appraisal

6. APPRAISAL

Character and Appearance

Policy H9 states that an extension to a house will be acceptable where it respects the character of the house in terms of scale, location, materials and design and respects the character and pattern of neighbouring properties and the street as a whole in terms of scale, location, materials and design, and any important existing building line. Policy CC7 also sets out relevant considerations for design.

The electric air source heat pumps are to be installed in the rear garden, on concrete slabs on the ground, out of site and screened behind the boundary wall of the property. Officers do not consider that the installation of two Mitsubishi electric air source heat pumps will be detrimental in terms of design, quality and scale and therefore comply with policies CC7 and H9 of the Reading Borough Council Local Plan 2019 and the Design Guide to House Extensions 2021.

Residential Amenity

Policy H9 states that an extension will be acceptable where it does not result in an overbearing impact on neighbours. Policy H10 seeks to ensure that the amenity of gardens and other outdoor areas are not compromised. Policy CC8 states an extension to a house will be acceptable where it will not cause a significant detrimental impact to the living environment of existing or new residential properties.

The electric air source heat pumps are to be installed in the rear garden, on concrete slabs on the ground, out of site and screened behind the boundary wall of the property. Officers do not consider that the installation of two Mitsubishi electric air source heat pumps will be detrimental in terms of design, quality and scale and therefore comply with policies CC8 and H9 of the Reading Borough Council Local Plan 2019 and the Design Guide to House Extensions 2021.

Relevant Conservation Area Appraisal

The air source heat pumps are to be installed in the rear garden, on concrete slabs on the ground, out of site and screened behind the boundary wall of the property. The proposed noise levels are deemed acceptable, the proposal is to be low level, hidden out of view from the front and side elevation of the property - the homeowner has been considerate when considering the positioning for the pumps (i.e. ground mounted rather than roof or wall mounted). Officers do not consider the proposal to be harmful to the South Park Conservation Area and it is therefore compliant with Section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

7. CONCLUSION

The proposed development has been assessed as set out above and is considered to be acceptable on that basis, subject to the following conditions.

8. RECOMMENDATION

GRANT

Recommended Conditions:

TL1 - Time Limit

AP1 - Approved Plans & ASHP installed and maintained in accordance with approved details