

DELEGATED PLANNING APPLICATION REPORT

Ward: Katesgrove

App Ref: 240609/HOU

Address: 7 Iliffe Close, Reading, RG1 2QE

Proposals: Installation of the Air Source Heat Pump as a primary source of heating

Case Officer: Mrs Alison Amoah

Date received (valid from): 10 May 2024 Target Decision date: 5 July 2024

1. SITE DESCRIPTION

The site is a terraced house on the northern side of Iliffe Close within a residential close.

Site visit date: 14/6/2024



2. PROPOSAL AND SUPPORTING INFORMATION

The proposal is for the installation of a 5kW Vaillant Arotherm Plus Heat Pump within the rear garden adjacent to the back wall of the house. It would be free standing and not within an enclosure, sited 0.3m from the shared boundary fence with no.8, the nearest boundary, 3.2m to the boundary with no. 6.

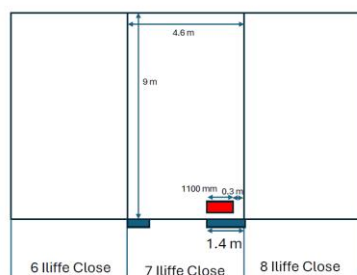
Plans considered

Location Plan dated 10th May 2024, received 10th May 2024

Proposed Plan, received 10th May 2024

Operating Instructions for Arotherm Plus, ref: VWL 35/6 A 230V S2, received 29th May 2024

Technical specification for Arotherm Vaillant ASHP, received 29th May 2024



■ Vaillant Arotherm Plus 5kW Heat Pump
1100 x 765 x 450 mm



3. RELEVANT PLANNING HISTORY

150436/FUL - Change of use of from C3 dwellinghouse to C4 (Article 4 area) small HMO - Approved 22/5/2015 - not implemented.

4. CONSULTATIONS

The following addresses were consulted by letter.

6 Iliffe Close
8 Iliffe Close

No letters of representation have been received.

Site notice displayed on 24/5/24

Environmental Health - The relevant consideration is the noise impact from the ASHP. The applicant should submit a simple noise assessment as below:

MCS Planning Standards for ASHPs: <https://mcscertified.com/wp-content/uploads/2021/10/MCS-020.pdf>

If the noise from the units complies with the above limits then it will be acceptable, if not then a more detailed noise assessment is likely to be required.

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

SPD

Sustainable Design and Construction SPD (2019)

Other

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 has been permitted development (PD), provided all the limits and conditions are met.

It is considered that the Microgeneration Certification Scheme Planning Standards (MCS 020) or equivalent, as referred to within the PD criteria, is a relevant consideration in terms of noise impacts, alongside Local Plan policies, in assessing the acceptability of the proposed pump. The method of calculation within the Standards have been used to assess the proposed scheme.

The proposed heat pump would be 7kW with a sound power level of 54db, with an approximate distance of 2.8m to the 'Assessment Position', defined within the Standards as "*a position one metre external to the centre point of an door or window to a habitable room of a neighbouring property as measured perpendicular to the plane of the door or window*", i.e. the ground floor door of no.8. Using the method of calculation the calculated noise would be 42db, which would be equivalent to the maximum permitted development standard of 42db. The officer's final calculated noise level is the same as that submitted by the applicant, although the assessment position was different; the submitted calculation used the first floor window at no. 8.

The Environmental Health Officer confirmed that if the noise level would be equivalent or less than the PD level then there would be no objection. A condition is included to ensure that this would be the maximum noise level.

RECOMMENDATION

Grant, subject to the following conditions:

TL1: Time Limit Standards

AP1: Approved Plans

Noise