

DELEGATED APPLICATION REPORT

Ward: Southcote

App Ref: PL/24/1233 Householder planning permission

Address: 26 MANDEVILLE CLOSE, TILEHURST, READING, RG30 4JT

Proposal: Installation of outdoor unit of an electric central heating heat pump, to replace existing internal gas boiler.

Applicant: Mr Thomas Fanning

Received date: 2024-09-18

Target Decision date: 2024-11-13

Case Officer: Gary Miles

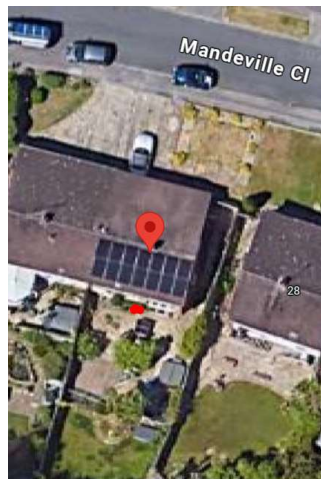
1. SITE DESCRIPTION

The site is a split level, semi-detached dwelling on the southern side of Mandeville Close. The site is bounded by the rear gardens of the neighbouring properties to the east, south and west. The house has been subject to various refurbishments and currently benefits from air conditioning and solar panels. The site is not listed, nor is it within a conservation area.

Site visit photos



Front elevation



Aerial View



Rear elevation with approx ASHP location

2. PROPOSAL AND SUPPORTING INFORMATION

The proposal consists of installation of 1 outdoor unit of an electric central heating heat pump otherwise referred to as an Air Source Heat Pump (ASHP) to replace existing internal gas boiler. The ASHP is to be located adjacent to the rear elevation of the host property, mounted on hardstanding with sufficient gaps around the unit. The ASHP will be positioned greater than 1 metre from the boundary fence and the boundary with the adjoining neighbour at no.24 Mandeville Close.

Plans & Documents considered:

Drawing no: PP-13417139v1-Site Location Plan, dated 17th Sept 24

Drawing no: TQRQM2461183927380-Block Plan, dated 17th Sept 24

Application Form

Received by the Local Planning Authority on 18th September 2024

MCS-020 Noise Assessment
Air Source Heat Pump Aurora II -6kW Technical Specification Sheet
Received by the Local Planning Authority on 23rd September 2024

3. RELEVANT PLANNING HISTORY

None.

4. CONSULTATIONS

Internal Consultees

Environment Protection Officer

External Consultees

The following addresses were consulted by letter:
28 Mandeville Close, Tilehurst, READING, RG30 4JT
26 Mandeville Close, Tilehurst, READING, RG30 4JT
7 Lingholm Close, Tilehurst, READING, RG30 4JS
5 Lingholm Close, Tilehurst, READING, RG30 4JS
24 Mandeville Close, Tilehurst, READING, RG30 4JT

No letters of representation have been received as follows:

5. 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.

6. 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

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 information

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 19th June 2019.

7. APPRAISAL

The main issues are as follows:

- a) Principle.
- b) Design.
- c) Environmental Matters

a) Principle

The provision of an ASHP 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.

b) Design

The ASHP 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 and therefore the proposal is compliant with policy.

c) Environmental Matters

Although this is a householder application, since 1st December 2011 the installation of an ASHP on a domestic premises is classed as permitted development, provided all the limits and conditions are met.

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 proposed ASHP will be 6kW with a sound power level of 41dB max, with an approximate distance of 1.4m to the nearest neighbouring dwelling and approximately 2.5m to the nearest window deemed as the nearest 'assessment point'. Using the method of calculation within the Standards it is considered that the noise level for the proposed 6kW ASHP will be less than 42db, the maximum noise level allowed under the permitted development standard.

A noise condition will be included to ensure that the proposed ASHP will comply with relevant local policy standards.

The proposal is considered compliant with policies; CC1, CC2, CC3, CC7, CC8, EN16 and EN17 of the Reading Borough Local Plan 2019.

8. CONCLUSION

The proposed change of use has been assessed and is considered to be in accordance with the above relevant policies and planning permission can be granted subject to conditions as attached. The permission, however, excludes any external works including any shopfront alterations and signage that



have or will take place as a result of the change of use and separate permission for which would be required.

9. RECOMMENDATION

GRANT

TL1
AP1
M3
N8