

DELEGATED APPLICATION REPORT

Ward: Caversham Heights Ward

App Ref: PL/25/0401 Householder planning permission

Address: 47 BLAENANT, EMMER GREEN, READING, RG4 8PH

Proposal: Proposed installation of an Air Source Heat Pump within 1 meter of the property boundary.

Applicant: Siripen Songprasit

Received date: 18/03/2025

Target Decision date: 13/05/2025

Case Officer: James Schofield

1. SITE DESCRIPTION

The proposal site is a single detached dwelling at the end of a row of identical dwellings. The elevation faces the street in this cul-de-sac. There are a couple of utilities boxes on this elevation.

Site visit date: 26/03/2025

Site visit photos:



2. PROPOSAL AND SUPPORTING INFORMATION

The proposed development is for a air-source-heat-pump next to the dwelling on the side elevation facing the road. This will include losing part of the rosemary bush. Plans and considered;

Location Plan

Drawing title 21. North Elevation – Heat Pump Proposal

Drawing title 22. North Elevation – Heat Pump Illustration

Drawing title 23. North Elevation – Heat Pump Location and Distance to Neighbours

Drawing title 24. North Elevation – Site Location

Drawing title mYNLK671wZ Air Source Heat Pump Sketch

Planning Statement

Technical Report

The Aira Heat Pump Fact Sheet

MCS 020 Noise Assessment

As received on the 17th of March 2025

3. RELEVANT PLANNING HISTORY

No relevant site history found.

4. CONSULTATIONS

The site notice was posted on the 26th of March 2025 and the consultation period ran through to the 16th of April 2025. No letters of representation have been received from the public.

Environmental Protection

The Environmental Protection Officer was consulted and commented that they had no objections as the MCS noise limit was met by the proposal.

5. LEGAL AND PLANNING POLICY CONTEXT

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.

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 2024

National Planning Practice Guidance 2019 onwards

Reading Borough Local Plan (2019)

CC7 (Design and the Public Realm)

CC8 (Safeguarding Amenity)

EN12 (Biodiversity and the Green Network)

EN14 (Trees, Hedges and Woodland)

EN17 (Noise Generating Equipment)

H9 (House Extensions and Ancillary Accommodation)

SPG/SPD

A Design Guide to House Extensions SPD 2021

6. APPRAISAL

Character and Appearance

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

The proposed air source heat pump would be of limited size and visual impact. There are already boxes related to other domestic utilities on this elevation. The visual impact will be relatively minor. As such, the proposal satisfies the character considerations of local policies H9 and CC7.

Residential Amenity & Noise Generating Equipment

Policy CC8 states alterations to a house will be acceptable where they will not cause a significant detrimental impact to the living environment of existing or new residential properties. EN17 sets out the need for Noise Generating Equipment to be at least 10dBA below existing background levels as measured at the nearest noise sensitive receptor.

The level of noise created is proposed to be 9dBA lower than the existing background levels. It is the view of our Natural Environment officer that this is sufficiently quiet. No other impact on residential amenity is considered likely to result. The unit is not considered to result in unreasonable noise pollution to neighbouring properties.

Further to the above analysis, the siting and noise levels proposed in the air source heat pump would not be too loud or otherwise impact residential amenity. Further to this analysis, the proposal is considered to meet the aims of local policies CC8 and EN17.

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

Recommended Conditions:

1. TL1 Standard time limit
2. Materials as specified
3. AP1 Approved plans
4. Noise levels of plant/equipment restricted