
2024/0845

Applicant: Mr C Sanderson

Address: 27 Kexbrough Drive, Kexbrough, Barnsley, S75 5EY

Description: Installation of air source heat pump to side of 2 storey detached dwelling.

Site & Location Description:

Located in the residential settlement of Kexbrough, the large buff brick detached house, with a tiled side gable roof and attached garage is located at the end of a street of varied dwellings, predominantly red brick or buff brick houses, with a couple of dormer bungalows. The remainder of the street scene is more varied with buff or red brick houses, and a couple of dormer bungalows. As the dwelling is the last house on the street, before it adjoins Beaumont Road, some of the applicant's neighbours are on Beaumont Road.



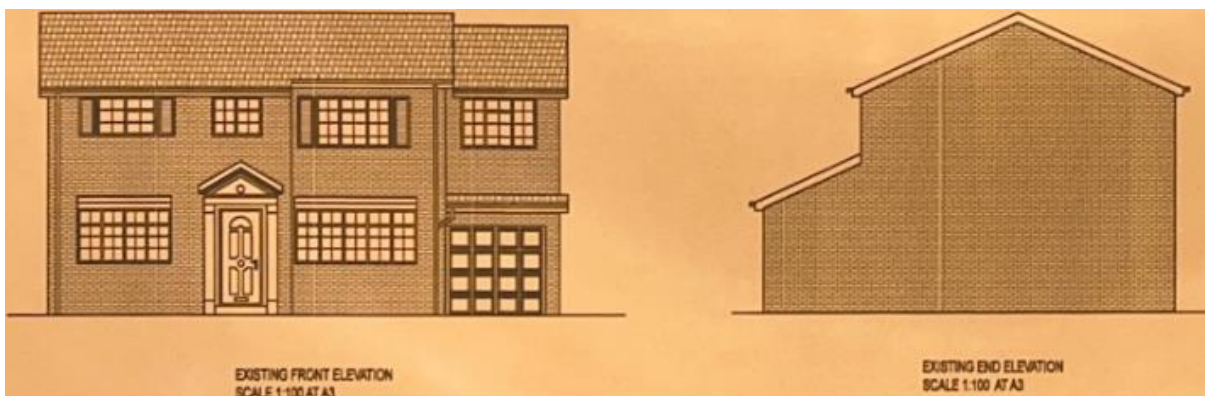
Planning History:

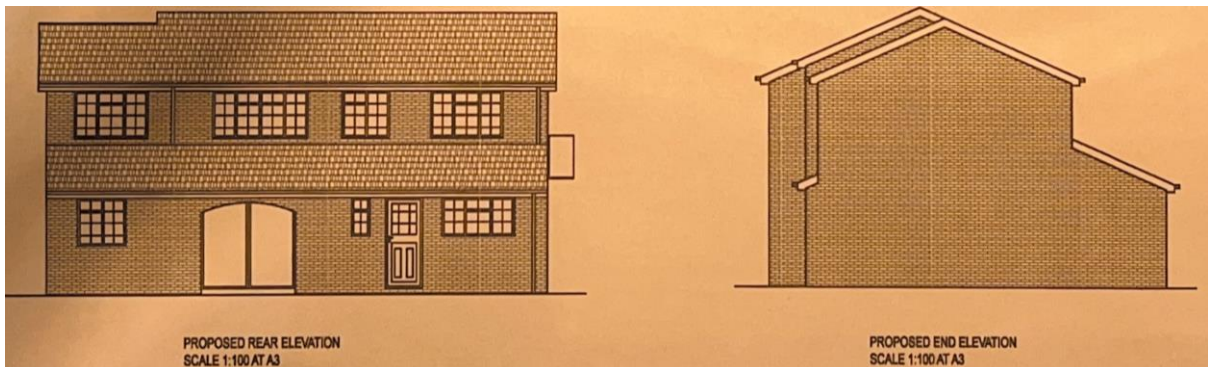
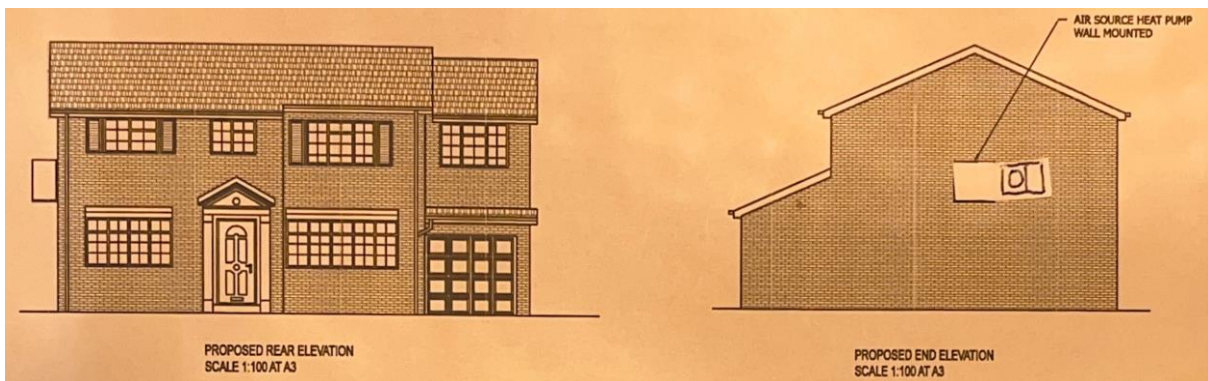
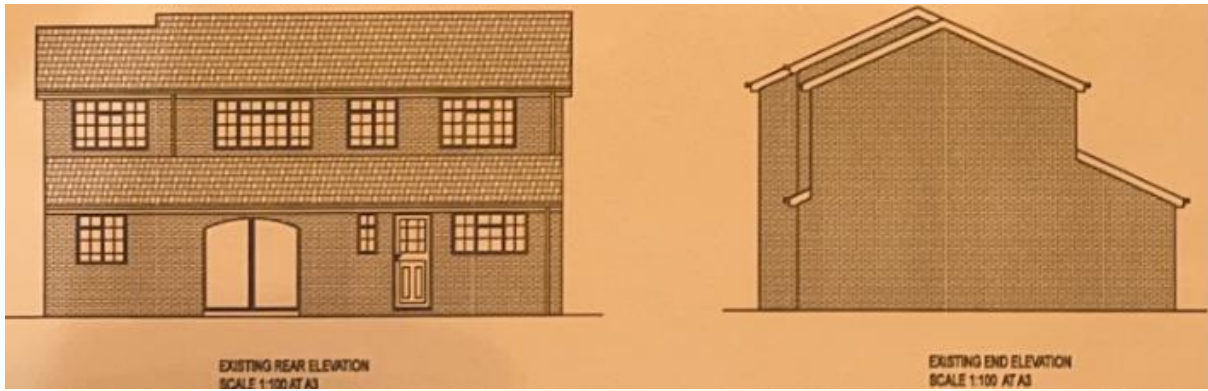
- **2010/0474** – Erection of a first floor side extension to dwelling – Approved with Conditions 22nd June 2010
- **B/80/0765/DT** - Extension to dwelling - Approved with conditions 5th June 1980

Proposed:

The proposal is for the installation of an Air Source Heat Pump (ASHP) attached to the side elevation of a detached dwelling. The ASHP would not be installed at ground level.

Existing and Proposed Floor Plans and Elevations





Local Plan Designation: Urban Fabric

Conservation Area: No

Neighbour Representations:

Letters were sent to nearby addresses; One comment was received querying the location of the ASHP and regarding their dwelling. It has been confirmed that the ASHP is not located near their dwelling.

Consultees:

Pollution Control: Pollution Control confirmed that from the information provided, the proposal would meet the requirements of permitted development.

Policy Context

Planning decisions should be made in accordance with the development plan unless material considerations indicate otherwise and the NPPF does not change the statutory status of the development plan as the starting point for decision making. The Local Plan was adopted in January 2019 and is also now accompanied by seven masterplan frameworks which apply to the largest site allocations (housing, employment, and mixed-use sites). In addition, the Council has adopted a series of Supplementary Planning Documents and Neighbourhood Plans which provide supporting guidance and specific local policies and are a material consideration in the decision-making process.

The Local Plan review was approved at the full Council meeting on 24th November 2022. The review determined that the Local Plan remains fit for purpose and is adequately delivering its objectives. This means no updates to the Local Plan, in whole or in part, are to be carried out ahead of a further review. The next review is due to take place in 2027 or earlier if circumstances, require it.

The Town and Country Planning (General Permitted Development) (England) Order 2015

Permitted Development

- G. The installation, alteration or replacement of a microgeneration air source heat pump—
- (a) on a dwellinghouse or a block of flats; or
 - (b) within the curtilage of a dwellinghouse or a block of flats, including on a building within that curtilage.

Development not permitted

G.1 Development is not permitted by Class G unless the air source heat pump complies with the MCS Planning Standards or equivalent standards.

G.2 Development is not permitted by Class G if—

- (a) in the case of the installation of an air source heat pump, the development would result in the presence of more than 1 air source heat pump on the same building or within the curtilage of the building or block of flats;
- (b) in the case of the installation of an air source heat pump, a wind turbine is installed on the same building or within the curtilage of the dwellinghouse or block of flats;
- (c) in the case of the installation of an air source heat pump, a stand-alone wind turbine is installed within the curtilage of the dwellinghouse or block of flats;
- (d) the volume of the air source heat pump's outdoor compressor unit (including any housing) would exceed 0.6 cubic metres;
- (e) any part of the air source heat pump would be installed within 1 metre of the boundary of the curtilage of the dwellinghouse or block of flats;
- (f) the air source heat pump would be installed on a pitched roof;
- (g) the air source heat pump would be installed on a flat roof where it would be within 1 metre of the external edge of that roof;
- (h) the air source heat pump would be installed on a site designated as a scheduled monument;
- (i) the air source heat pump would be installed on a building or on land within the curtilage of the dwellinghouse or the block of flats if the dwellinghouse or the block of flats is a listed building;
- (j) in the case of land within a conservation area or which is a World Heritage Site the air source heat pump—

- (i) would be installed on a wall or a roof which fronts a highway; or
 - (ii) would be installed so that it is nearer to any highway which bounds the curtilage than the part of the dwellinghouse or block of flats which is nearest to that highway; or
- (k) in the case of land, other than land within a conservation area or which is a World Heritage Site, the air source heat pump would be installed on a wall of a dwellinghouse or block of flats if—
- (i) that wall fronts a highway; and
 - (ii) the air source heat pump would be installed on any part of that wall which is above the level of the ground floor storey.

Conditions

G.3 Development is permitted by Class G subject to the following conditions—

- (a) the air source heat pump is used solely for heating purposes;
- (b) the air source heat pump is, so far as practicable, sited so as to minimise its effect on the external appearance of the building;
- (c) the air source heat pump is, so far as practicable, sited so as to minimise its effect on the amenity of the area; and
- (d) the air source heat pump is removed as soon as reasonably practicable when no longer needed.

NPPF

The National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to be applied. At the heart is a presumption in favour of sustainable development. Development proposals that accord with the development plan should be approved unless material considerations indicate otherwise. Where the development plan is absent, silent, or relevant policies are out-of-date, permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework as a whole; or where specific policies in the Framework indicate development should be restricted or unless material considerations indicate otherwise.

In respect of this application, relevant policies include:

Section 12: Achieving well-designed and beautiful places -

The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.

Within section 12, paragraph 139 is the most relevant which indicates:-

Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes. Conversely, significant weight should be given to:

a) development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes; and/or

b) outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.

Section 14. Meeting the challenge of climate change, flooding and coastal change

The planning system should support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change. It should help to: shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure.

Within section 14, paragraph 164 is the most relevant in regard to Air Source Heat Pumps:

164. In determining planning applications, local planning authorities should give significant weight to the need to support energy efficiency and low carbon heating improvements to existing buildings, both domestic and non-domestic (including through installation of heat pumps and solar panels where these do not already benefit from permitted development rights). Where the proposals would affect conservation areas, listed buildings or other relevant designated heritage assets, local planning authorities should also apply the policies set out in chapter 16 of this Framework.

Local Plan

In reference to this application, the following Local Plan policies are relevant:

GD1 - General Development – Development will be approved if there will be no significant adverse effect on the living conditions and residential amenity of existing and future residents.

SD1 - Presumption in favour of Sustainable Development: When considering development proposals we will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework.

D1 - High Quality Design and Place Making: Development is expected to be of a high quality design and will be expected to respect, take advantage of and reinforce the distinctive, local character and other features of Barnsley.

T4 - New Development & Highway Safety: New development will be expected to be designed and built to provide all transport users within and surrounding the development with safe, secure and convenient access and movement.

Supplementary Planning Documents (SPD)

House Extensions and Other Domestic Extensions

Principle of development

The permitted development right of **Class G** allows you to install, alter or replace an air source heat pump on a residential property without planning permission. This can be a house, bungalow or a block of flats. You are permitted to install it either on the property itself or within the curtilage. You are limited to one air source heat pump on any building or within the curtilage. The pump itself is limited to 0.6 cubic metres.

In any case, the site is located within land designated as Urban Fabric. Extensions to residential properties are considered acceptable where they do not have a detrimental impact on the amenity of surrounding residents, visual amenity and on highway safety.

Residential Amenity

The principle of the ASHP installation has been established as meeting the requirements of Permitted Development, especially in relation to noise, where Pollution Control have confirmed that the information supplied would meet the criteria in regard to noise pollution. The ASHP is proposed to be located on the side elevation, above ground floor level for a combination of minimal difficulty in connection to plumbing and electrics, and for continuation of access along the side elevation of the dwelling. With noise pollution not being an issue, along with the location being acceptable, and not harming the amenity of the residents of the application dwelling, or neighbouring dwellings, there would be no valid reason that the proposal would not meet permitted development requirements and consequently would not be eligible to be refused.

Despite an error in some of the paperwork, it is clear that the incorrectly labeled Neighbour of No.26 is actually No.25, with even numbered dwellings located on the opposite side of the road, and No.26 being located further down the street.

Visual Amenity

The proposal may not be the most attractive of features to be installed on an elevation of a house, but it meets the requirements for permitted development and does not cause significant harm to the character of the dwelling or visual amenity of the area.

In any case, it is on the side elevation of the dwelling and would not be highly visible on the streetscene or be significantly detrimental to visual amenity, in accordance with Local Plan policy D1.

Highway Safety

There are no proposed changes to access or parking arrangements, which consequently means there is no impact on highway safety.

Recommendation: Approve with conditions