
2024/0066

C Jones

73 Haverhill Grove, Wombwell, Barnsley, S73 0DY

Installation of air source heat pump within rear garden.

Site Description

The application relates to a plot located on the north-east side of Haverhill Grove – a residential cul-de-sac located in an area that is principally residential characterised by other two and two and a half storey detached, semi-detached and terraced dwellings and flats.

The property in question is a two-storey mid-terrace dwelling constructed of brickwork with a pitched roof with rosemary roof tiles. The property is fronted by a small area of grass and has a private garden to the rear. The garden is enclosed by timber fencing on all boundaries.



Planning History

There is several planning applications associated with the application site dating to 1979. However, the most recent and relevant application is:

1. B/02/1067/WW – Residential development - 95 dwellings (Revised Application). – Approved.

Proposed Development

The applicant is seeking approval for the installation of a ground mounted air source heat pump to the rear of the application property. The unit model would be the Daikin EDLA04EV3 4kw.



Policy Context

Planning decisions should be made in accordance with the current development plan policies unless material considerations indicate otherwise; the National Planning Policy Framework (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 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 which are a material consideration in the decision-making process.

The Local Plan review was approved at the full Council meeting held 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.

Local Plan Allocation – Urban Fabric

The application site is allocated as urban fabric in the adopted Local Plan which has no specific land allocation. Therefore, the following policies are relevant:

- ***Policy SD1: Presumption in favour of Sustainable Development.***
- ***Policy POLL1: Pollution Control and Protection.***
- ***Policy GD1: General Development.***
- ***Policy D1: High quality design and place making.***
- ***Policy T4: New Development and Transport Safety.***

National Planning Policy Framework

The NPPF sets out the Government's planning policies and how these are expected to be applied. The core of this is a presumption in favour of sustainable development. Proposals that align with the Local Plan should be approved unless material considerations indicate otherwise. In respect of this application, relevant sections include:

- ***Section 12: Achieving well-designed and beautiful places.***
- ***Section 14: Meeting the challenge of climate change, flooding and coastal change.***

Paragraph 164 of Section 14 of the NPPF states that 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).

Supplementary Planning Document(s)

- ***House Extensions and Other Domestic Alterations.***
- ***Parking.***

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

Schedule 2, Part 14, Class G allows the installation or alteration etc of air source heat pumps on domestic premises provided that the development meets the relevant requirements and conditions, including compliance with the MCS Planning Standards or equivalent standards.

Consultations

Pollution Control – No objection subject to conditions.

Representations

Neighbour notification letters were sent to surrounding properties. No representations were received.

Assessment

Principle of Development

The proposed air source heat pump has been shown to comply with the MCS Planning Standards in that the proposed unit would not exceed the permitted development noise limit of 42.0dB(A).

The proposed air source heat pump has been shown to comply with all other requirements and could be implemented as permitted development under Class G of Part 14 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) order 2015 as amended subject to compliance with the conditions specified under paragraphs G.3(a-d).

Notwithstanding the above, the proposed development has been submitted as a planning application and is therefore subject to consideration. As such, development will be expected to demonstrate that it is not likely to result, directly or indirectly, in an increase in noise or other pollution which would unacceptably affect or cause nuisance to the natural and built environment or to people.

Residential Amenity

The installation of an air source heat pump to a domestic property or within a domestic curtilage is considered acceptable in principle if it would not unacceptably affect the amenity of neighbouring properties.

The primary issue regarding the installation of an air source heat pump lies with the sound pressure level of the proposed unit and the potential impact on the nearest sound sensitive property. In this instance, the nearest sound sensitive properties are 71 Haverhill Grove and 75 Haverhill Grove. MSC Planning Standards Assessments have been undertaken in relation to both neighbouring properties with the result of both assessments showing a sound pressure level below the permitted development noise limit of 42.0dB(A). In addition, the staggered building form of the row of terrace properties and existing good quality boundary treatments could offer further mitigation which could lessen the extent of any potential impact to the amenity of neighbouring properties.

Pollution Control were consulted, and no objections were raised subject to conditions to provide additional noise mitigation measures. As the sound pressure level has been shown to be below the permitted development noise limit of 42.0dB(A), and as neighbouring properties have not objected to the proposal, it is not currently considered reasonable to require the applicant to provide additional noise mitigation measures. Nonetheless, conditions will be attached to any forthcoming decision to ensure that the permitted development noise level is maintained at the boundaries with the nearest sound sensitive properties and to enable the enforcement of noise mitigation measures should any complaints be received by the Council in the future.

The proposal is therefore considered to comply with *Local Plan Policy POLL1: Pollution Control and Protection* and *Local Plan Policy GD1: General Development* and would be acceptable regarding residential amenity.

Visual Amenity

The proposed air source heat pump would be ground mounted and would be installed to the rear of the application property where it would not be visible from the public realm. The proposed air source heat pump would therefore not significantly alter or detract from the character of the street scene.

The proposal is therefore considered to comply with *Local Plan Policy D1: High Quality Design and Placemaking* and would be acceptable regarding visual amenity.

Highway Safety

The proposed air source heat pump would not be prejudicial to highway safety.

The proposal is therefore considered to comply with *Local Plan Policy T4: New Development and Transport Safety* and would be acceptable regarding highway safety.

**Recommendation -
Approve with Conditions**