
2024/1003

Mr Danny Lawrence

131 Main Street, Goldthorpe, Rotherham, S63 9JW

Installation of air source heat pump to rear of dwelling.

Site Description

The application relates to a plot located on the north side of Main Street, close to the junction with Hamilton Road, and in an area that is principally residential characterised by two-storey detached and terraced dwellings of a similar scale and appearance.

The property in question is a two-storey end-of-terrace dwelling constructed of brick and finished in a red brick-coloured render. The property has a pitched roof with grey roof tiles, and benefits from an existing two-storey flat roofed rear extension. The property is fronted by a public pavement with a large, narrow garden to the rear bounded by a hedge and a brick wall. An access track is located beyond the rear boundary.

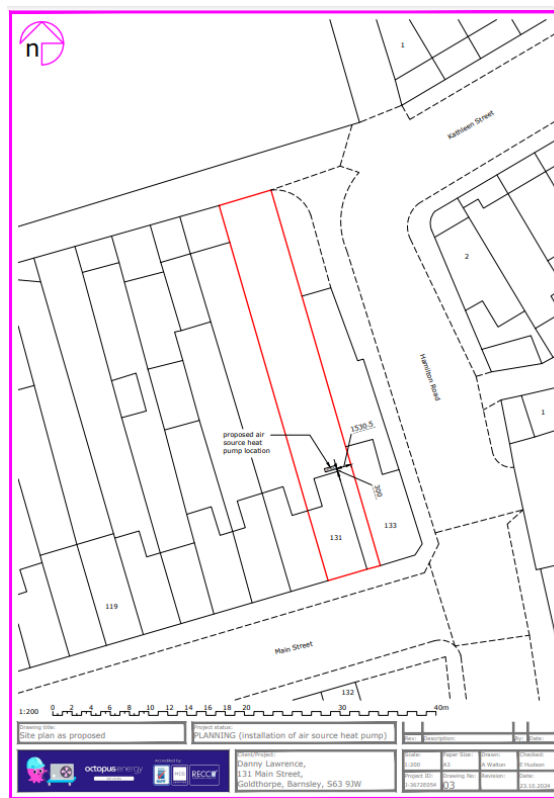


Planning History

There is no planning history associated with the application site.

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 Altherma 3 Low-Capacity Monobloc EDLA06E(3)V3.



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 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 a full Council meeting held 24th November 2022. The review determined that the Local Plan remains fit for purpose and is adequately delivering on 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, which 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 (December 2024)

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 places.***
- ***Section 14: Meeting the challenge of climate change, flooding and coastal change.***

Paragraph 167. Local planning authorities should also 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.

Supplementary Planning Document(s)

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

Consultations

No consultees were consulted on this application.

Representations

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

Assessment

For the purposes of considering the balance in this application, the following planning weight is referred to in this report using the following scale:

- Substantial
- Considerable
- Significant
- Moderate
- Modest
- Limited
- Little or no

Principle of Development

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 129 Main Street and 133 Main Street. A MSC Planning Standards Assessment has been undertaken. This assessment shows a sound pressure level slightly above the permitted development noise limit of 42.0dB(A) at approximately 43.0dB(A). Whilst existing boundary treatments could offer some mitigation, it is acknowledged that the 1dB(A) difference could result in some disturbance and could cause nuisance within the immediate locality. However, it is not currently considered reasonable to require the applicant to submit noise mitigation measures to lessen the sound pressure level of the proposed unit to a level that could otherwise be implemented under permitted development, especially as neighbouring properties were notified of the proposed development and no representations were received. Nonetheless, conditions will be used 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. As such, this weighs moderately in favour of the proposed development.

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. As such, this weighs modestly in favour of the proposed development.

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. This weighs modestly in favour of the proposed development.

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

Planning Balance and Conclusion

In considering the above assessment, the proposal is considered acceptable regarding residential and visual amenity and highway safety, although conditions will be used 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. Additionally, the installation of heat pumps is afforded significant weight at a national level due to the need to support energy efficiency and low carbon heating improvements to existing buildings. This application is therefore recommended for approval.