
2025/0002

Mr Mark Goddard

16 Church View, Worsbrough, Barnsley, S70 4FB

Installation of an air source heat pump (ASHP) to rear of property.

Site Description

The application relates to the rear garden space of 16 Church View within the Worsbrough area. The site is the end dwelling of 4 terraced properties. The property has a pitched roof and is constructed from red brickwork. A modest garden is located to the rear of the dwelling. To the east of the site is a detached dwelling and to the west of the site is an adjoined terraced dwelling. Surrounding properties are characterised by two-storey detached, semi-detached or terraced dwellings. Properties are either constructed from constructed from matching materials or stone.



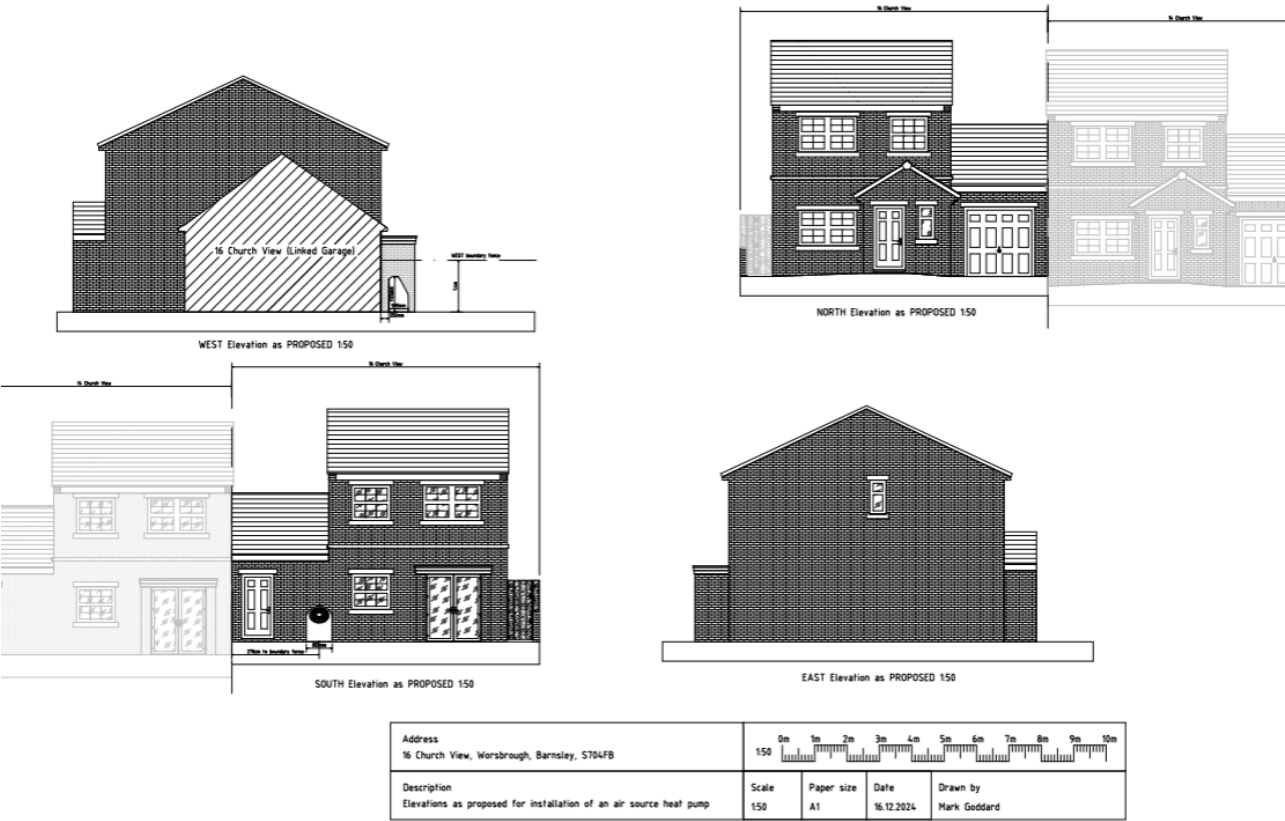
Relevant Planning History

2014/0641 - Erection of 16 no. dwellinghouses and associated works – Approve with Conditions

2015/0063 - Variation of conditions 2, 3, 4 and 14 of app 2014/0641 - (Erection of 16 no. dwellinghouses and associated works) – Approve with Conditions

Proposed Development

The applicant is seeking permission for the installation of a ground mounted air source heat pump to the rear garden space of 16 Church View. The unit model would be the Octopus Energy Cosy 6 A7W55.



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

Pollution – Queried the provided data sheet as the calculation provided did not match the specification of ASHP.

Representations

Neighbour notification letters were sent to surrounding properties. One representation was submitted in support of the proposal.

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.

Air source heat pumps are primarily considered based upon the level of sound pressure the proposed unit will provide and the impact of this sound pressure on the nearest neighbours. The nearest neighbours on this occasion are 14 Church View to the west and 18 Church View to the east. Moderate levels of screening are evident between this neighbour.

A Manual Sound Calculator assessment has been provided, and it has been judged that the proposed unit would provide approximately 42.81dB(A). A level of 42.0Db(A) is acceptable under permitted development (not requiring planning permission). Existing boundary treatment will provide some noise screening to the west of the site. The proposed placement of the heat pump allows the pump to be set back from a rear doorway projection. This allows the heat pump to be substantially screened from 18 Church View to the east. It is acknowledged the proposed heat pump exceeds the permitted development standard by 0.81Db(A) and could result in some disturbance in the immediate locality. It would not be reasonable to require the applicant to submit noise mitigation measures to lessen the sound pressure level of the unit given especially given a reduction would allow the proposal to be implemented under permitted development. Furthermore, no objection was submitted by any neighbours, rather a letter of support was 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 within the rear garden of the site and would not be visible from public viewing. 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 pose any highway safety concerns. 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.

Recommendation

Approve with Conditions