HUNTINGDONSHIRE DISTRICT COUNCIL

24/01861/HHFUL

OFFICER REPORT

Case No: **24/01861/HHFUL** **Householder (Full)**

Proposal: **Installation of an Air Source Heat Pump**

Location: **39 Fox Brook St Neots PE19 6AL**

Applicant: **Mr Shashank Sharda**

Grid Ref: **520152 260411**

DESCRIPTION OF SITE AND APPLICATION

39 Fox Brook is a two-storey detached dwelling located within an established residential area.

This application seeks permission for the installation of an Air Source Heat Pump which would be situated in the rear garden of the host dwelling, located approximately 1.7m from the rear elevation, adjacent to the boundary fence shared with No. 37 Fox Brook and approximately 79cm from the shared garden boundary with No. 35 Fox Brook.

A product specification has been submitted which states that the model of Air Source heat Pump proposed to be used measures 1250mm (L) by 362mm (D) by a maximum height of 1,020mm. The appearance of the freestanding unit is typical, with a fan unit covered by a metal grill in a light grey colour.

Officers have scrutinised the plans and have familiarised themselves with the site and surrounding area.

NATIONAL GUIDANCE

The National Planning Policy Framework (19 December 2023) (NPPF 2023) sets out the three objectives - economic, social and environmental - of the planning system to contribute to the achievement of sustainable development. The NPPF 2023 at paragraph 10 provides as follows: 'So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development (paragraph 11).'

The NPPF 2023 sets out the Government's planning policies for (amongst other things):

- delivering a sufficient supply of homes;
- achieving well-designed places;
- conserving and enhancing the natural environment;
- conserving and enhancing the historic environment.

Planning Practice Guidance and the National Design Guide 2019 are also relevant and material considerations.

For full details visit the government website: https://www.gov.uk

PLANNING POLICIES

Huntingdonshire's Local Plan to 2036 (Adopted 15th May 2019)

LP 11: Design Context
LP 12: Design Implementation
LP 14: Amenity

St Neots Neighbourhood Plan (Made 2016)

A3: Design

Huntingdonshire Design Guide Supplementary Planning Document (2017):
* Place Making Principles - Part 3.7 Building Form

Landscape and Townscape Supplementary Planning Document (2022):
* Chapter 6 St Neots SPA: St Neots

Local policies are viewable at https://www.huntingdonshire.gov.uk

RELEVANT PLANNING HISTORY

No relevant planning history has been identified.

CONSULTATIONS

St Neots town Council – Support. Improves the property.

Environmental Protection Officer – no objection providing the EDLA06EV3 unit is used.

REPRESENTATIONS

One neighbour comment has been received in support of the application.

SUMMARY OF ISSUES

The main issues to consider in the determination of this application are:

- Design and Visual Amenity
- Residential Amenity

Design and Visual Amenity

Policy LP11 of the Local Plan states that a proposal will be supported where it is demonstrated that it responds positively to its context. Policy LP12 states that new development will be expected to be well designed and that a proposal will be supported where it can be demonstrated that it contributes positively to the area's character and identity and successfully integrates with adjoining buildings and landscape. This is also reflected in the Huntingdonshire Design Guide SPD and Section 12 of the National Planning Policy Framework.

Policy A3 of the St Neots Neighbourhood Plan states that design should be guided by the overall scale, density, massing, height, landscape, layout, materials, detailing, roof orientation, relationship to back of pavement, wall to window ratios, proportion of windows, plan depth, plot width and access, the site and its surroundings including considerations of flood risk management.

The proposed heat pump would be of a typical specification for a development of this nature, small in scale and given its discreet siting to the rear of the dwellinghouse would not be visible from any

public vantage points along Fox Brook. Therefore, it is considered that there will be no significant impact on design of the host dwelling or on the general character of the area.

As such, the proposal is considered to be acceptable in terms of its scale and design and therefore would be in accordance with Policies LP11 and LP12 of Huntingdonshire's Local Plan to 2036 and Policy A3 of the St Neots Neighbourhood Plan in this regard.

Residential Amenity

No letters of objection were received by neighbouring properties throughout the course of the application. One letter of support was received from no. 37 Fox Brook.

Due consideration has been given to the impacts of the proposal on the neighbouring properties. The closest neighbours are nos. 37 and 35 Fox Brook.

During the course of the application, a noise report was submitted by the applicant which assesses the level of noise generated by heat pump model EDLA06E2V3, in accordance with MCS Planning Standards (as referred to by Part 14, Class G of the General Permitted Development (England) Order 2015 (as amended)). This confirms that the proposed heat pump is below the permitted development noise limit of 42.0 dB(A).

Huntingdonshire District Council's Environmental Health were consulted and confirmed that they have no objection, subject to the EDLA06EV3 unit being used (this can be secured by condition).

Subject to a condition being imposed on any planning permission granted to ensure the development is carried out in strict accordance with the approved details, the Local Planning Authority consider that the proposal would not result in unacceptable noise impacts for the host property or any neighbouring properties.

Furthermore, given the small scale of the proposal, it would not result in any detrimental overbearing or overshadowing impacts on any neighbouring properties.

Overall, taking these factors into account the development is considered acceptable in terms of overshadowing, overbearing impact, overlooking, loss of privacy, loss of light and would not have a significant impact upon residential amenity and therefore accords with Policy LP14 of Huntingdonshire's Local Plan to 2036 in this regard.

Conclusion

The proposed development is considered to be compliant with the relevant national and local policy as it:

* Is of an appropriate scale and design
* Would not have a harmful impact upon the character and appearance of the area;
* Would not have a significantly detrimental impact upon residential amenity.

Taking national and local planning policies into account, and having regard for all relevant material considerations, it is recommended that planning permission be granted, subject to the imposition of appropriate conditions.

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CONTACT OFFICER:
Enquiries about this report to **Hollie Renney**