OFFICER REPORT

Case No: 24/01969/HHFUL Householder (Full)

Proposal: Installation of air source heat pump to the rear (retrospective).

Location: 15 Jennings Avenue Eynesbury St Neots

Applicant: Holly Baker

Grid Ref: 518370 258675

DESCRIPTION OF SITE AND APPLICATION

The dwelling is a two storey buff brick house with side garage, located within a residential area of Eynesbury. Officers have scrutinised the plans and have familiarised themselves with the site and surrounding area.

The site is situated in flood zone 1 and there are no designated heritage assets in the vicinity.

The application is for the retrospective installation of an air source heat pump to the rear. It is noted that air source heat pumps can be allowed under permitted development, where planning permission is not required, subject to certain conditions. This application would accord with Permitted Development Rights; however, a planning application has been submitted and therefore it has been formally considered as such, noting the fall-back position of the General Permitted Development Order 2015 (as amended).

NATIONAL GUIDANCE

The National Planning Policy Framework (12th December 2024) (NPPF 2024) sets out the three objectives – economic, social and environmental – of the planning system to contribute to the achievement of sustainable development. The NPPF 2024 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 2024 sets out the Government's planning policies for (amongst other things):
* delivering a sufficient supply of homes;
* building a strong, competitive economy;
* achieving well-designed places;
* conserving and enhancing the natural, built and historic environment.

Planning Practice Guidance and the National Design Guide 2021 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)
LP11: Design Context
LP12: Design Implementation
LP14: Amenity

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

St Neots Neighbourhood Plan 2014-2029 (2016)
* Policy A3 – Design

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

PLANNING HISTORY

0701228PDE - Proposed rear extension – planning permission required 08.05.2007
0702063FUL - Extension to dwelling – permission granted 22.08.2007
1300796FUL - Single storey side and rear extensions – permission granted 29.07.2013
18/00982/CLPD - Proposed construction of canopy over barbecue area in rear garden – Refused 13.08.2018

CONSULTATIONS

St Neots Town Council recommend approval. It is noted that the proposal will a minimum impact on neighbours.

HDC Environmental Health – No objections. The MCS 020 ASHP sound calculator has been reviewed and the Environmental Health Officer agrees with the results. Therefore there are no objections to the proposal.

REPRESENTATIONS

No objections received at time of determination.

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

Policies LP11 and LP12 of the Huntingdonshire Local Plan to 2036 state that developments should respond positively to their context, draw inspiration from the key characteristics of its surroundings and contribute positively to the area's character and identity.

The proposal is for the installation of an air source heat pump within the rear garden, placed by the rear elevation of the property, 3.9 metres from the western boundary. As the pump is within an enclosed area of the rear garden, there will be no view of the installation from the public realm. 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.

Therefore, overall, it is considered that the scale, bulk and design of the development complements the host building and would not harm the general character of the area. The proposal, therefore, accords with LP11 and LP12 of Huntingdonshire's Local Plan to 2036 (2019) and Policy A3 of the St Neots Neighbourhood Plan 2014-2029 (2016) in this regard.

*Residential Amenity

Policy LP14 of the Local Plan to 2036 states a proposal will be supported where a high standard of amenity is provided for all users and occupiers of the proposed development and maintained for users and occupiers of neighbouring land and buildings.

It is noted that the air source heat pump is to be placed 3.9 metres from the western rear boundary of the property, which backs onto the rear garden of the dwelling opposite the application site. This is a tiled solid boundary, over 1.8 metres high. HDC Environmental Health Team were consulted on the proposal and have confirmed that the MCS020 calculation is acceptable. They have no objections to the proposal. In addition it is noted that the proposal accords with Permitted Development Rights, where planning permission is not required.

Therefore, the development is considered acceptable in terms of residential amenity. The proposal, therefore, accords with LP14 of Huntingdonshire's Local Plan to 2036 (2019) 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 the amenity of neighbours.

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 **Olivia Manton**