HUNTINGDONSHIRE DISTRICT COUNCIL

24/02040/HHFUL

OFFICER REPORT

Case No: **24/02040/HHFUL** **Householder (Full)**

Proposal: **Installation of an Air Source Heat Pump at front of property against the garden shed.**

Location: **2 Wren Walk Eynesbury St Neots**

Applicant: **Owen McGregor**

Grid Ref: **517958 258761**

DESCRIPTION OF SITE AND APPLICATION

2 Wren Walk is a three-storey terraced 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, situated between the garden shed and house and the garden is surrounded by a high boundary fence. a

A product specification has been submitted which states that the model of Air Source heat Pump proposed to be used. The appearance of the freestanding unit is typical, with a fan unit covered by a dark grey/black cover. The unit is 1.1m tall, 0.8m in length and 0.6m deep.

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

NATIONAL GUIDANCE

The National Planning Policy Framework (19 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):
- o delivering a sufficient supply of homes;
- o achieving well-designed places;
- o conserving and enhancing the natural environment;
- o 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

Corporate Plan:

We all want to live in a place with the highest possible quality of life. A place people are drawn to, where they feel included and can aspire to something. A place people are proud to call home.

- Priority 1 - Improving quality of life for local people
- Priority 2 - Creating a better Huntingdonshire for future generations
- Priority 3 - Doing our core work well

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

RELEVANT PLANNING HISTORY

0302837REM: Substitution of house types and erection of two additional dwellings. Granted 18.12.2003

0300315REM: Approval of siting, design and means of access for 120 dwellings. Granted 23.06.2003

9500469OUT: Proposed development comprising housing, employment and open space (40.9 hectares). Granted 15.12.1999

CONSULTATIONS

St Neots town Council - Support. Minimum impact on neighbours. Support the installation of heat pumps and the proposed location is appropriately sited.

Environmental Protection Officer - No details were submitted to identify the sound power level of the ASHP. We should have a specification sheet. A value of 56dB(A) has been inserted into the MCS calculator. Assuming this is correct, we have no objection to this proposal with regard to noise.
The specifications were subsequently provided and no objections raised.

REPRESENTATIONS

The application has been advertised on the councils online planning register, by neighbour letter and site notice. No objections were received.

SUMMARY OF ISSUES

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

- Design and Visual Amenity

o 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. The application states this is to the front of the dwelling, but this appears more akin to a rear garden as it is an enclosed amenity space with high boundary fencing and garden shed. 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.

Due consideration has been given to the impacts of the proposal on the neighbouring properties.

During the course of the application, the noise levels were considered by the environmental health team and fully specification details have been submitted during the application. Although the unit will create a noise level of 56dB(A) it has been fully assessed by the environmental health officer and it is not felt to cause significantly detrimental harm to neighbouring amenity from noise.

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 (1.1m high).

Overall, taking these factors into account the development is considered acceptable in terms of overshadowing, overbearing impact, overlooking, loss of privacy, noise, 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.

If you would like a translation of this document, a large text version or an audio version, please contact us on 01480 388424 and we will try to accommodate your needs.

CONTACT OFFICER:
Enquiries about this report to **Hannah Hodges**