

Dealt with by: Environmental Health

Our Ref: smd/2021/0440

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Date: 11th August 2021

MEMORANDUM: PLANNING CONSULTATION
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LOCATION

21 The Heathers, School Close, Dilhorne

PROPOSED DEVELOPMENT

Installation of Air Source Heat Pump (ASHP)

Potential Areas Of Environmental Concern.

1. Noise (Comments and advisory)

General Comments.

The MCS Cert. predicts a level of 49dBA outside the neighbouring property which is 7 dBA above the prescribed MCS (Permitted Development) level of 42dbA. This is a very high level of noise to impact the outside of a neighbour's property on a regular basis and throughout the night.

Allowing for a maximum 15dB attenuation (noise reduction) for an open window the operational level of the ASHP noise would cause sound levels inside the nearest bedroom of the neighbouring property to be approx. 34 dbA. This is 4 dBA above the prescribed maximum night time bedroom levels of 30dBA as set out in BS8233:2014 Guidance on sound insulation and noise reduction for buildings and World Health Organisation Noise Guideline Values. This level of noise would cause sleep disturbance.

Additionally Dilhorne is a quiet rural village and night time sound levels inside the bedroom would be currently as low as 18-25dbA. This noise would cause a minimum increase of 9 dbA over background levels. This would be a significant change to the pre-existing sound levels inside the bedroom.

Aside from this the amenity for the neighbours in their garden and living rooms would be compromised.

In consideration of the above if permission is granted for this ASHP then complaint would be likely and based on the points above it would be proven. (See advisory)

Recommendation

The Environmental Health Department recommend **refusal** of the application due to a predicted significant adverse impact to the amenity of the adjoining neighbours.

Advisory Note/ Informative:

The granting of planning permission does not in any way indemnify against statutory nuisance action

being taken should substantiated complaints within the remit of part III of the Environmental Protection Act 1990 be received.

Regards,
Environmental Health