

DELEGATED DECISION REPORT

SMD/2023/0566
Valid 24/11/2023

1 TUSCAN CLOSE
CHEADLE

INSTALLATION OF ONE
OUTSIDE HEATPUMP UNIT

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Residential amenity

DESCRIPTION OF SITE

The site is a two story red brick house from the later 20th Century in a suburban setting. The site occupies a corner plot on the junction to the cul-de-sac Tuscan Close. As a result the side is bounded by Tuscan Close to the front (north), and Wedgewood road to the side (east).

The site is not listed, nor within a Conservation Area.

PROPOSAL

The proposal is for the installation of an air-source heat pump on the side of the house which faces Wedgewood Road.

The dimensions of the heat pump are 870 x 1380 x 460mm, or 0.55m³.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan (Adopted 2020)

SS1 Development Principles
SS1a Presumption in Favour of Sustainable Development
DC1 Design Considerations
T1 Development and Sustainable Transport
SS7 Cheadle Area Strategy
SD2 Renewable/Low-Carbon Energy

National Planning Policy Framework

Paragraph(s) 1 -14, 47, 131, 135, 164.

Section(s) 4 – Decision making, 12 – Achieving well designed and beautiful places, 14 – Meeting the challenge of climate change, flooding and coastal change.

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

- SMD/2013/0516 (OLD_REFERENCE 13/00222/FUL) DESCRIPTION: First Floor Extension to Front Elevation. DECISION: PERCON

CONSULTATIONS

Publicity

Site Notice expiry date: 29/23/2023
Neighbour consultation period ends: 20/12/2023
Press Advert: N/A

Public Comments

No comments received.

Town / Parish Comments

No comments received.

Environmental Health

The Sound Power level is 62dB, distance to nearest neighbours bedroom window 13m approx. There are no obvious barriers between the proposed unit and the bedroom window. The ASHP will be positioned against a hard wall, on the floor and next to a fence so in a corner from a directivity consideration.

1. There is no MCS cert provided to demonstrate why it is not approved development though my quick calculation using the MCS standard indicates 42.5db which is 0.5dB above the prescribed limit of 42.0 which is not significant and could be addressed by a screen which would readily remedy this exceedance.

MICROGENERATION INSTALLATION STANDARD: MCS 020

<https://mcscertified.com/wp-content/uploads/2021/10/MCS-020.pdf>

2. Using a standard noise propagation prediction, the noise prediction at the nearest bedroom window is 38dB, allowing a 10-15db noise reduction for an open window would mean noise impacting inside the neighbours bedroom at 23-28dB (ref. BS8233:2014). This could mean a low level hum.

I am inclined to say if the applicant was to put a robust screen at least height and width of unit in on the side nearest to the neighbour much of the noise emission would be reduced to levels which would meet MCS standard requirements and mean noise emissions would be reduced.

Staffordshire County Council Highways

No comments received.

Severn Trent Water

Standard response regarding unmapped sewars and protective strips.

OFFICER COMMENTS

Principle of Development

In accordance with Policies SS1 and SS2 of the Staffordshire Moorlands Local Plan the Council expects all new development to make a positive contribution towards

the sustainability of communities and to protect and where possible enhance the environment.

The proposal is within the Cheadle Development Boundary and therefore acceptable in principle.

Paragraph 164 of the NPPF states that the LPA should give significant weight to the need to support energy efficiency and low carbon heating improvements to existing buildings, including the installation of heat pumps which do not already benefit from permitted development rights.

Policy SD2 supports Renewable/Low-Carbon Energy schemes, subject to the consideration of the impact on the amenity of residents and the historic environment. The proposal meets many of the requirements to be considered under the General Permitted Development Order (2015) *Schedule 2 Part 14 Class G – installation or alteration etc of air source heat pumps on domestic premises*. The appliance is however 0.5dB over the PD limit.

Design

SMDC Policy DC1 requires development to be of a high quality and add value to the local area, incorporating creativity, detailing and materials appropriate to the character of the area; and be designed to respect the site and its surroundings and promote a positive sense of place and identity through its scale, height, density, layout, siting, character and appearance.

The design of the air-source heat pump is typical and unobtrusive. The appliance would not be visible from the public domain due to screening by evergreen vegetation. The proposal complies on design grounds.

Amenity

Paragraph 135 f) of the NPPF seeks to secure a high standard of amenity for all existing and future occupants. Local Plan Policy DC1 requires development to achieve a satisfactory relationship to adjacent development and to not cause unacceptable effects by reason of visual intrusion, overlooking, shadowing, overbearing effect, noise, light pollution or other adverse impacts on local character and amenity.

The site is bounded by 2 Tuscan Close to the West, and 53 Wedgewood Road to the south. To the north and east of the site is Tuscan Close (highway) and Wedgewood Road, respectively.

The appliance would not cause an overbearing, overshadowing, or overlooking effect on neighbours.

The EHO has commented that the appliance has the potential to have an impact of residential amenity in terms of noise pollution. A calculation using the MCS standard indicates 42.5dB which is 0.5dB above the prescribed limit of 42.0dB which is not significant and could be addressed by a screen which would readily remedy this exceedance.

The position of the appliance on a wall which faces away from neighbouring properties and onto a highway, and behind a dense evergreen hedge is thought to mitigate the noise in other directions. The appliance is approximately 13 metres from the neighbour at the rear (53 Wedgewood Road). The picture below illustrates the position of the proposed appliance.



EH have confirmed that if the applicant was to put a robust screen at least height and width of unit in on the side nearest to the neighbour much of the noise emission would be reduced to levels which would meet MCS standard requirements and mean noise emissions would be reduced. This could be addressed by condition.

Highway Safety

Paragraph 104 of the NPPF states that patterns of movement, streets, parking and other transport considerations are integral to the design of schemes and contribute to making high quality places. Policy T1 seeks to provide safe and sustainable access and ensure that development does not lead to an increase in on street parking.

The proposal will have no impact on highway safety and therefore complies with policy T1.

CONCLUSION / PLANNING BALANCE

On balance, the proposal complies with policy, and would not have a significant effect on residential amenity. Significant weight has been given to the need to support energy efficiency and low carbon heating. A condition will be included to ensure the creation of a screen to reduce noise emissions.

OFFICER RECOMMENDATION : **Approve subject to conditions**

Case Officer: Reuben Berriman

Recommendation Date: 19/01/2024

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council