

DELEGATED DECISION REPORT

SMD/2023/0628
Valid 27/12/2023

131 WILLOW DRIVE
CHEDDLETON

**INSTALLATION OF AN AIR
SOURCE HEAT PUMP ON THE
REAR WALL OF THE MAIN
HOUSE.**

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Development within the Green Belt
- Noise pollution
- Development in the setting of a Listed Building

DESCRIPTION OF SITE

The site is a modern detached dual pitched roof two-storey redbrick dwelling on the HER site St Edwards Park. The site has a dual pitched roof red brick detached garage. The site fronts the highway Willows Drive, and backs onto woodland protected by TPO SM213A001. Beyond the woodland is the Leek Rugby Club and Cricket Ground. 25 metres south of the site is Grade II Listed Amsden Lodge, which forms one of the former hospital wings for St Edwards Hospital.

The site itself is not listed, however it is within the Green Belt.

PROPOSAL

The proposal is an air source heat pump to be installed externally on the rear of the property. The dimensions of the heat pump will be approximately 870 x 1380 x 460mm.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan (Adopted 2020)

SS1 Development Principles
SS1a Presumption in Favour of Sustainable Development
SS10 Other Rural Areas Strategy
SD2 Renewable/Low-Carbon Energy
DC1 Design Considerations
DC2 The Historic Environment
T1 Development and Sustainable Transport

National Planning Policy Framework

Paragraph(s) 1 -14, 47, 131, 135, 154, 157, 164, 205, 206.

Section(s) 4 – Decision making, 12 – Achieving well designed and beautiful places,
13 – Protecting Green Belt land, 14 – Meeting the challenge of climate change,

flooding and coastal change, 16 – Conserving and enhancing the historic environment.

Adopted Supplementary Planning Documents/Guidance (SPD/G):

- Design Principles for Development in the Staffordshire Moorlands
- Staffordshire Moorlands Design Guide SPD

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

- SMD/2002/0492 (OLD REFERENCE: 02/00055/LBC). DESCRIPTION: Listed building consent for refurbishment, alterations and partial demolition of existing redundant buildings to form residential accommodation. DECISION: APPROVED
- SMD/2004/0531 (OLD REFERENCE: 04/00922/FUL_MJ). DESCRIPTION: Substitution of house types within areas 1D and 3C. DECISION: APPROVED

CONSULTATIONS

Publicity

Site Notice expiry date: 25/01/2024
Neighbour consultation period ends: 23/01/2024
Press Advert: N/A

Public Comments

None received.

Town / Parish Comments

Cheddleton Parish Council do not object.

Environmental Health

Do not object – advise the ASHP unit is screened to minimise noise.

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 site is located within the Green Belt and therefore must comply with one of the exceptions for development within the Green Belt. In this case, the proposal would be compliant, under NPPF Paragraph 154 c) “the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building”, as the addition of an air source heat pump could be

considered an appropriate alteration. The proposal is acceptable on Green Belt grounds.

Policy SS10 aims to ensure that renewable energy schemes are of an appropriate scale, type and location. This proposal meets this requirement as it is for a domestic air source heat pump at the rear of a modern domestic dwelling.

NPPF paragraph 157 states that the planning system should support renewable and low energy and associated infrastructure. Paragraph 164 states that “in determining planning applications, local planning authorities should give significant weight to the need to support energy efficiency and low carbon heating improvements to existing buildings, both domestic and non-domestic (including through installation of heat pumps and solar panels where these do not already benefit from permitted development rights). Where the proposals would affect conservation areas, listed buildings or other relevant designated heritage assets, local planning authorities should also apply the policies set out in chapter 16 of this Framework.”

As such, significant weight has been given to the need to support energy efficiency and low carbon heating improvements to existing buildings. The heritage impacts are discussed below.

SMDC Policy SD2 states that the Council will support small- and large- scale standalone renewable or low-carbon energy schemes subject to the following considerations:

- the degree to which the scale and nature of a proposal impacts on the landscape, particularly having regard to relevant Landscape Character evidence and impact on the Peak District National Park (taking into account both individual and cumulative effects of similar proposals);
- the impact on the amenity of residents and other interests of acknowledged importance, including the historic environment.

The proposal would not have a negative impact on the landscape, due to being sited to the rear of a modern house, in a private and concealed garden. And as discussed below, the proposal is not thought to have a negative impact on the nearby Grade II Listed St Edwards Hospital and Park.

Therefore the proposal is thought to conform with all relevant Policy and is acceptable in principle.

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.

Paragraphs 131 and 135 of the NPPF outline what is expected of good design and required for the development of high quality, beautiful places, and provides for a high standard of amenity for existing and future users.

The design of the proposal is typical of an air source heat pump, it is not overly large or loud, and is appropriately and discreetly located. The design is acceptable.

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 133 Willow Drive to the north, and 129 Willow Drive to the south. There are no dwellings to the rear. In terms of overlooking, overshadowing, visual impact and privacy, the proposal does not pose any amenity issues. Environmental Health have no issues regarding noise pollution for neighbours, subject to appropriate screening, which can be secured by condition and therefore the proposal would have no impact on residential amenity.

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 does not remove parking availability, nor increase the number of bedrooms at the property, and will have no impact on highway safety. Therefore the proposal is compliant with Policy T1 and the NPPF, and acceptable on highways grounds.

Heritage

Policy DC2 seeks to preserve and enhance heritage assets and their setting, and ensure that proposals contribute positively to the character of the built and historic environment. NPPF paragraph 205 states that great weight should be given to the significance of the heritage asset which will be affected by this proposal.

The proposal is located in St Edwards Park, which forms the historic curtilage of the Grade II Listed St Edwards Hospital. Due to the nature of the size and siting of the proposed development – at the rear of a modern dwellinghouse and not visible from the public realm – it is thought that the proposal would not harm the setting of the Listed Building or parkland, and is therefore acceptable.

CONCLUSION / PLANNING BALANCE

On balance, weighing up the impact to the heritage asset, as well as giving significant weight to the need to support energy efficiency and low carbon heating improvements to existing buildings, the proposal is thought to be acceptable, and is therefore recommended for Approval.

OFFICER RECOMMENDATION : **Approve, subject to conditions**

Case Officer: Reuben Berriman

Recommendation Date: 20/02/2024

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council