

COMMITTEE REPORT

Date: 7 March 2013 **Ward:** Heworth
Team: Householder and **Parish:** Heworth Planning Panel
 Small Scale Team

Reference: 13/00001/FUL
Application at: 96 Dodsworth Avenue York YO31 8UD
For: Installation of an air source heat pump
By: Mr Tom Shepherd
Application Type: Full Application
Target Date: 28 February 2013
Recommendation: Recommendation Pending

1.0 PROPOSAL

1.1 The application property is a mid-terraced house located on a main suburban thoroughfare. It is intended to erect an air source heat pump to the rear of the house. The external apparatus will be located at ground floor level and is approximately 1 metre wide by 1 metre high.

1.2 An air source heat pump is a heating system that extracts heat from the outside air, raises the heat to a higher temperature and then distributes warmth around the home. Subject to the nature of heating systems used in the house it can significantly reduce CO2 emissions.

1.3 Air source heat pumps require planning permission at domestic properties when their noise level exceeds standards set out in Planning Standard MCS 020. In assessing compliance, regard is given to the distance to neighbouring habitable room windows and the existence of any solid barriers between the pump and nearby windows.

1.4 As the first floor habitable room windows of neighbouring properties (numbers 94 and 98) are relatively close to the location of the pump and the existing garden fences do not provide a barrier, the applicant calculated that the decibel level reaching the windows would slightly exceed the acceptable threshold for permitted development. As such planning permission is required.

1.5 The application is brought to committee as the applicant's partner works for the City of York Council.

2.0 POLICY CONTEXT

2.1 Development Plan Allocation:

City Boundary GMS Constraints: York City Boundary 0001

DC Area Teams GMS Constraints: East Area (1) 0003

2.2 Policies:

CYGP1

Design

CYGP5

Renewable energy

3.0 CONSULTATIONS

3.1 Internal

Environmental Protection Unit:

Inadequate information has been provided to assess the noise impact of the proposal. Further information is being sought from the applicant.

3.2 External

Planning Panel - No objections.

Neighbours - No comments received.

4.0 APPRAISAL

4.1 The only issue to assess when considering the application is whether noise from the operation of the heat pump would cause unacceptable harm to the living conditions of neighbours.

4.2 The National Planning Policy Framework 2012 (NPPF) sets out the Government's overarching planning policies. At its heart is a presumption in favour of sustainable development. One of 12 principles set out in paragraph 17 is that planning should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings. Paragraph 123 states that planning policies and decisions should aim to avoid noise from giving rise to significant adverse impacts on health and quality of life as a result of new development.

4.3 The NPPF supports the delivery of renewable and low carbon energy and associated infrastructure. This is central to the economic, social and environmental dimensions of sustainable development. Paragraph 98 states that when determining planning applications, local planning authorities should not require applicants to demonstrate the overall need for renewable or low carbon energy and also recognise that even small-scale projects provide a valuable contribution to cutting greenhouse gas emissions. They should approve the application if its impacts are (or can be made) acceptable.

4.4 The Development Control Local Plan was approved for Development Control purposes in April 2005; its policies are material considerations although it is considered that their weight is limited except where in accordance with the content of the NPPF. Local Plan Policy GP1 'Design' states, inter alia, that development proposals should ensure that residents living nearby are not unduly affected by noise.

4.5 Policy GP5 recognises that the development of renewable energy will make a vital contribution to the reduction of carbon dioxide emissions, facilitating the delivery of the Government's commitment on climate change. Proposals for the development of renewable energy facilities will therefore be encouraged provided there is no significant adverse effect on the existing landscape, air quality, biodiversity,) water resources, agricultural land (defined as grades 1, 2 or 3a) or sites of archaeological or historic importance.

4.6 Officers from the Council's Environmental Protection Unit have stated that the information initially submitted by the applicant is insufficient to adequately assess whether the proposal will have an unacceptable impact on adjacent occupiers in terms of noise. The applicant has stated that he will provide further information and evidence to the Council to allow the noise impact of the pump to be properly assessed. This should be available in advance of the committee meeting and Members will be updated of the results.

5.0 CONCLUSION

5.1 The air source heat pump is a physically small piece of apparatus and will be located against the ground floor rear elevation of the terraced house.

5.2 A recommendation on the application can not be made until more detailed information is received in respect to its noise impact. It is anticipated that this will be received in advance of the Committee and the Officer recommendation, along with any conditions, will be updated at the meeting.

6.0 RECOMMENDATION: Recommendation Pending

7.0 INFORMATIVES:

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