

APPLICATION NUMBER: 24/01109/HOUS

Application Number:	24/01109/HOUS
Location:	2 Jackman Avenue, Heywood, OL10 2NS
Proposal:	Installation of a domestic 12kW air source heat pump
Applicant:	Paul Whyborn
Case Officer:	Bob Melling
DETERMINATION DATE 06.02.2025	EXT OF TIME N/A
RECOMMENDATION:	Grant subject to conditions

DELEGATION	Applicant a Council Member or officer?	N
	Contrary to previous decision?	N
	Called in or Planning Panel objection?	N

COMMENTS	Planning Panel comments received?	N
	Neighbour comments received?	N

CONDITIONS	Pre-commencement conditions proposed?	N
	Pre-commencement conditions agreed (or notification period expired)?	N/A

Location

The application relates to no. 2 Jackman Avenue, a detached dwelling located on a small cul-de-sac in Heywood. The application property faces the highway to the southeast and is adjacent to no. 11 Newhouse Road to the northeast, no. 9 Newhouse Road to the southeast, no. 4 Jackman Avenue to the northwest and nos. 3 and 5 Jackman Avenue to the southwest. The application property benefits from a substantial wraparound curtilage, resulting in a relatively high degree of separation with surrounding properties.

Description of Proposal

Permission is sought for an Air Source Heat Pump (ASHP) within the rear garden of the host property. The ASHP would be positioned against the rear elevation of the property and would measure approximately 17.5m to the rear boundary of the curtilage and 13m to the side boundary shared with no. 11 Newhouse Road. The ASHP is described as the 'Aira 12kW' and is approximately 1.5m in height, 1.15m in width and 0.42m in depth. The sound power level from the pump at 57dB (A).

Relevant History

08/D51177 Two Storey Side Extension (Including Demolition Of Existing Garage)
And Alterations To Front Elevation To Form Bay Window And Front
Porch - **Grant STC** (September 2008)

Township/Member comments

N/A

Consultee responses

Env Health - Noise/Odours

No objections.

Representations

Letters of notification were sent to surrounding properties and no comments were received in response to the proposed development.

Policy

National

National Planning Policy Framework (NPPF)
National Planning Practice Guidance (NPPG)

Sub-Regional

Places for Everyone Joint Development Plan (PfE)

The Places for Everyone Joint Development Plan was adopted and became part of the statutory development plan for each of the 9 authorities covered by the plan on 21st March 2024. The following policies are relevant:

JP-P1 Sustainable Places

Local

Saved Rochdale Unitary Development Plan (UDP) 2006:

G/D/1 Defined Urban Area

Adopted Rochdale Core Strategy (CS) 2016:

The Rochdale Core Strategy was adopted on 19th October 2016. The following policies are relevant:

P3	Improving Design of New Development
DM1	General Development Requirements
T2	Improving Accessibility
Appendix 5	Schedule of Parking Standards

Supplementary Planning Documents (SPD): Supplementary Planning Document 'Guidelines and Standards for Residential Development' (2016).

Amendments

N/A

Assessment

Design: DM1 and P3

Policies DM1 and P3 of the adopted Rochdale Core Strategy (CS) require development proposals to be of high quality design and take the opportunity to enhance the quality of the area and to enhance the borough's identity and sense of place, by respecting context where it is positive and having regard to the scale, density, massing, height, layout, landscape, materials and access of surrounding buildings and areas in general.

No concerns are had with the ASHP, which would be of a standard design and located in a suitable location within the private rear garden.

The design of the proposal is therefore acceptable and accords with CS policies DM1 and P3, PFE, the SPD and the NPPF.

Amenity: DM1 and SPD

CS policy G9 establishes that development should not have impacts that lead to an unacceptable increase in air, water, noise, light or other pollution. Policy DM1 also requires development proposals to mitigate against any impact due to noise, air, dust, light and odour pollution and requires that applications do not have an adverse impact on health.

The main consideration is whether the proposed ASHP would result in an unacceptable level of noise disturbance for the adjacent residential properties. The submitted noise impact assessment establishes that the ASHP in its proposed location would have a noise level lower than the permitted development noise limit of 42dB (A) and Environmental Services have confirmed that this level is acceptable.. The assessment was carried out in relation to the nearest habitable room at the neighbouring property no. 11 Newhouse Road, which is most likely to be affected by noise from the ASHP.

As such, the ASHP in its proposed location is acceptable in this regard and accords with CS policies G9 and DM1.

Recommendation: Grant subject to the following conditions

1. The development must be begun not later than three years beginning with the date of this permission.

Reason. Required to be imposed by Section 91 of the Town and Country Planning Act 1990 (as amended).

2. This permission relates to the following plans:-

- Location Plan
- EXISTING PLAN & ELEVATION. Dwg no. AIRA_2408_1001
- PROPOSED PLANS & ELEVATION. Dwg no. AIRA_2408_1002
- MCS 020 NOISE IMPACT ASSESSMENT. Dated 07/11/2024

and the development shall be carried out in accordance with these drawings hereby approved.

Reason: for the avoidance of doubt, and to ensure a satisfactory standard of development in accordance with the policies contained within the adopted Rochdale Core Strategy, the Places for Everyone Joint Development Plan and the National Planning Policy Framework.

Article 35 Statement

The proposal complies with the development plan and would improve the economic, social and environmental conditions of the area. It therefore comprises sustainable development and the Local Planning Authority worked proactively to issue the decision without delay.

	Date	Officer
Report Completed	27/01/2025	Signed: BM
Authorisation	28/01/2025	Signed: RC

Report Author Bob Melling