

APPLICATION NUMBER: 24/00264/HOUS

Application Number:	24/00264/HOUS
Location:	53 Balmoral Drive, Heywood, OL10 3RE
Proposal:	Installation of an Air Source Heat Pump to the rear elevation
Applicant:	Mr Kevin Sutton
Case Officer:	Bob Melling
DETERMINATION DATE 16.05.2024	EXT OF TIME 23.05.2024
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?	Y

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

Location

The application relates to no. 53 Balmoral Drive, a two-storey, terraced dwelling located in Heywood. The dwelling faces the highway to the north and adjoins no. 55 Balmoral Drive to the west and no. 51 Balmoral Drive to the east. To the rear, the application property shares a boundary with nos. 2-4 Banff Grove. The building line is staggered, with no. 51 Balmoral Drive set forward of the application property by approx. 3m. The application property benefits from a generous rear garden of approx. 16m in length.

Description of Proposal

Permission is sought for the installation of an Air Source Heat Pump (ASHP) within the rear garden of the property. The ASHP would be positioned against the rear elevation of the property and in close proximity to the side (east) boundary fence. The ASHP is described as 'EDLA-E 4/6/8 kw' and is 1.25m in length, 0.362m in depth and 0.77m in height. The sound power level from the pump at 7/45 (nominal (LW (A)) is 60.

Relevant History

N/A

Township/Member comments

N/A

Consultee responses

Env Health - Noise/Odours

This section has no objections to the proposals, I note the 1 dB exceedance over the required level however a 1 dB exceedance is not perceptible to the human ear.

Representations

Letters of notification were sent to surrounding properties. 8 letters of support were received in response to the proposal.

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

An amendment was sought to indicate that the ASHP would be attached to the rear wall of the dwellinghouse.

Assessment

Design: DM1 and P3

Policies DM1 and P3 of the adopted Rochdale Core Strategy 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 policies DM1 and P3 of the adopted Rochdale Core Strategy, the SPD and the NPPF.

Amenity: DM1 and SPD

Policy G9 of the Core Strategy 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.

To assess the impact of the development on the amenity of the neighbours, consultation has been undertaken with the Council's Public Protection (Noise & Odours) Officer who has confirmed that the current proposal can be supported. The proposed ASHP would exceed the permitted development noise limit by 1dB, however a 1dB exceedance is not perceptible to the human ear.

As such, the application is acceptable in this regard and accords with policies G9 and DM1 of the Core Strategy

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. Dated 13th March 2024
- Existing Site Plan. Dated 20th March 2024
- Proposed Site Plan. Submitted 21st May 2024
- Air Source Heat Pump Model Details
- Elevation (Side) Looking From No. 51 Balmoral Drive Existing
- Elevation (Side) Looking From No. 51 Balmoral Drive Proposed. Submitted 21st May 2024
- Elevation (Side) Looking From No. 55 Balmoral Drive Existing
- Elevation (Side) Looking From No. 55 Balmoral Drive Proposed. Submitted 21st May 2024
- Elevation (Rear) Existing
- Elevation (Rear) Proposed

- Floor Plan Proposed. Submitted 21st May 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 Local Planning Authority worked proactively with the applicant to identify various solutions during the application process to ensure that the proposal comprised sustainable development and would improve the economic, social and environmental conditions of the area and would accord with the development plan. These were incorporated into the scheme and/or have been secured by planning condition.

	Date	Officer
Report Completed	21/05/2024	Signed: BM
Authorisation	23/05/2024	Signed: RC

Report Author Bob Melling