

APPLICATION NUMBER: 24/00572/HOUS

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Location:	Old Hall House, Little Clegg Road, Littleborough, Rochdale, OL15 0EF
Proposal:	Installation of 2no' ground mounted Air Source Heat Pumps to the rear
Applicant:	Mr Todd Holden
Case Officer:	Sam Yuen
DETERMINATION DATE 13.09.2024	EXT OF TIME
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 Old Hall House, a circa 17th century cottage of sandstone construction which formed part of a hamlet of farm buildings known as Little Clegg, located in the suburb of Smithy Bridge. The settlement of Little Clegg Village has been identified as a non-designated heritage asset (NDHA) due to its architectural and historic interest, as documented in the historic environment records.

The dwelling partially adjoins School Cottage to the west and is adjacent to Little Cleggs Farm to the north, the garage of which adjoins a 3.5m-high dry stone wall which bounds the host property to the north-west. To the north-east lies the rear curtilages of nos. 2 and 4 Whittaker Drive, part of a later 20th century housing development. The property overlooks open Green Belt land to the south-east.

Description of Proposal

Planning permission is sought for the installation of 2no. air source heat pumps to the rear of the property. The heat pumps specification is Daikin Altherma low temperature monobloc E(B-D)LA09-14D(3)V3 and measures 1.37m by 0.47m with a height of 0.86m set 0.10m above the ground. The works would be sited between the rear elevation of the dwelling and the rear-facing stone boundary wall.

Relevant History

07/D48983 - Front Porch And Single Storey Side Extension To Dwelling - Grant subject to conditions

82/D13564 - Private Garage - Grant subject to conditions

Township/Member comments

N/A

Consultee responses

Environmental Health - Noise/Odours

The Environmental Health Officer has deemed the submitted calculations as acceptable. Ideally, a noise survey should be undertaken to confirm the calculations but this would be at the discretion of the applicant.

Conservation and Design

The Conservation Officer has no objections to the application. The heat pumps would be located in a discreet location between the dwelling and the boundary. Any harm to the non-designated heritage assets would therefore be limited.

Representations

Neighbour notifications via letters were sent to surrounding properties. No comments were received.

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:

Policy JP-S1 Sustainable Development

Policy JP-S2 Carbon and Energy

Policy JP-P1 Sustainable Places

Policy JP-P2 Heritage

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:

P2	Protecting and Enhancing Character, Landscape and Heritage
P3	Improving Design of New Development
G1	Tackling and Adapting to Climate Change
G2	Energy and New Development
G3	Renewable and Low Carbon Energy Developments
G9	Reducing the Impact of Pollution, Contamination and Land Instability
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

Principle of Development

- ② In addressing the challenge of climate change, the NPPF gives significant weight to the need to support energy efficiency and low carbon heating improvements to existing buildings including through installation of heat pumps. This is supported by Policy JP-S2 of the adopted PfE and Policy G3 of the adopted Rochdale Core Strategy which promotes the retrofitting of existing buildings with measures to improve energy efficiency and generate renewable and low carbon energy, heating and cooling.

- ☐ The proposed air source heat pumps would serve as a low carbon form of energy generation for the property and would reduce its dependence on non-renewable resources, in line with the objectives of national and local planning policies. Subject to an assessment of the other material considerations outlined below, the proposed works would be acceptable in accordance with Policy G3 of the adopted Core Strategy, Policy JP-S2 of the adopted PfE and the NPPF.

Design: DM1 and P3

- ☐ Achieving good design to achieve sustainable development is a key component of the NPPF, whereby decisions should ensure developments are visually attractive and sympathetic to local character. This is also reflected in Policy JP-P1 of the adopted PfE and Policy DM1 and P3 of the adopted Rochdale Core Strategy, which require development to respect local context with regard to siting, size, scale, massing, height and materials. In addition, Section 5.1 of the SPD states development proposals should be in keeping with the host property and generally should be subservient to it.
- ☐ The proposed air source heat pumps are of a small scale and would occupy an enclosed space between the rear elevation of the host dwelling, the gable end wall of School Cottage and a 3.5m-high boundary wall. The heat pumps would therefore be sufficiently obscured by the existing built development and would not be readily visible from public vantage points.
- ☐ Given this, the proposed works would not inflict visual harm to the character and appearance of the surrounding street scene and would accord with Policies DM1 and P3 of the adopted Rochdale Core Strategy, the SPD, Policy JP-P1 of the adopted PfE and the NPPF.

Heritage: P2

- ☐ Regards have been had to Policy P2 of the adopted Rochdale Core Strategy, Policy JP-P2 of the adopted PfE and the NPPF in respect of the impact on the Little Clegg Village as a non-designated heritage asset. The proposed air source heat pumps constitute minor works which would not be readily visible against the surrounding buildings of heritage value. The Council's Conservation Officer has also raised no objections to the proposal. As such, the proposal is considered to have a neutral impact on the significance of the heritage assets, in accordance with Policy G2 of the adopted Core Strategy, Policy JP-P2 of the adopted PfE and the NPPF.

Amenity, Noise and Disturbance: G3, G9, DM1 and SPD

- ☐ Protection of residential amenity is considered under Policy DM1 of the adopted Rochdale Core Strategy, which states development proposals should ensure they *"do not adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy."*
- ☐ By virtue of its small scale and screening from surrounding properties, no harm has been identified by way of overbearing and overshadowing impacts to the neighbouring occupiers.

- ☐ In addition, Policy G3 states any proposals for renewable and low carbon energy development must avoid harm to local residents and their amenity including through nuisance. Policy G9 requires development to not have impacts that lead to an unacceptable increase in noise, inter alia, pollution.
- ☐ Notwithstanding the absence of a noise impact assessment, the application is supported by calculations in accordance with the MCS Planning Standards for permitted development installations of air source heat pumps on domestic premises. The calculations indicate noise levels of 40dB(A) and 41dB(A) for two heat pumps respectively, which falls below the permitted development noise limit of 42dB(A). The Council's Environmental Health Officer was consulted on the proposal and has raised no issues with the findings. On this basis, it is considered the noise impact arising from the proposed works would be at an acceptable level. It would also not be necessary to condition noise impact assessment in this instance.
- ☐ The proposal would not unduly impact on the amenity of the occupants of neighbouring properties in accordance with Policies G3, G9 and DM1 of the adopted Core Strategy, the SPD and the NPPF.

Highways and Parking: DM1 and T2, Appendix 5

- ☐ Policy DM1 of the adopted Rochdale Core Strategy requires development proposals to *“provide satisfactory vehicular access with adequate parking, manoeuvring, and servicing arrangements taking into account of the proposed use and location.”*
- ☐ The proposed development would not impact on the existing parking arrangements for the host property, the provisions of which would be retained within the existing hardstanding.
- ☐ The proposed parking arrangements are therefore acceptable in accordance with Policies T2 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. The permission relates to the following plans:

- ☐ Location Plan – received 30/06/2024
- ☐ Proposed Site Plan – received 06/07/2024
- ☐ Proposed Floor Plan – received 19/07/2024
- ☐ Proposed Rear Elevation – received 19/07/2024
- ☐ Proposed Side Elevation – received 19/07/2024

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 adopted 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	11/09/2024	Signed: SY
Authorisation	12/09/2024	Signed: RK

Report Author Sam Yuen