

APPLICATION NUMBER: 24/00838/HOUS

Application Number:	24/00838/HOUS
Location:	8 Norford Way Rochdale OL11 5QS
Proposal:	Installation of an Air Heat Source Pump to the rear ground floor elevation
Applicant:	Mr Mohammad Sediq Baraky
Case Officer:	Hamish Rigg
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

Location

The application relates to 8 Norford Way, a detached two-storey property in Bamford, Rochdale. Norford Way comprises detached houses of varying design and material palette. The wider area is semi-rural and residential, characterised by medium density housing, greenery, and quiet streets.

No. 8 faces south-west, overlooking its front driveway and the public highway. It flanks no. 10 to the north-west and no. 6 to the south-east. The rear boundary faces north-east, bordering the rear gardens of nos. 5&7 Springbank Lane.

Description of Proposal

Permission is sought for the installation of an external air source heat pump (ASHP) to the rear of the property. The ASHP would be coloured black and constructed from metal. The measurements are 1.2m (width) X 1m (height) X 0.5m (depth).

Relevant History

None

Township/Member comments

None

Consultee responses

None applicable

Representations

Letters of notification were sent to neighbouring properties 18/09/2024; no objections were raised.

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

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

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

None Applicable

Assessment

Amenity and design: DM1 and P3

When read collectively, the NPPF, policies P3 and DM1 of the Core Strategy, and JP-P1 of Places for Everyone seek to achieve development of high quality design, by respecting context where it is positive and having regard to the scale, density, massing, height, layout, landscape, and materials. The Council's adopted Core Strategy policy DM1 also states that proposals need to demonstrate that they do not adversely affect the amenity of residents or users through noise pollution.

Given the above policy, Part 14 Class G of the General Permitted Development Order forms a material consideration, as it permits the installation of ASHPs which conform to the Microgeneration Certification Scheme (MCS) Planning Standards. The key standards with which the proposed ASHP conforms include its volume of 0.6m³; its siting away from public viewpoints; its position away from neighbouring boundaries; and its acceptable impact on residential amenity. On this latter, the MCS sets a maximum standard of 40 dB of background noise produced by an ASHP to a dwellinghouse. The supporting Noise Level Calculation (British Gas) confirms that the background noise levels would not exceed 40 dB, and as such the proposed ASHP would have an acceptable impact on occupier amenity versus the fallback established by the GPDO.

Overall, the proposed ASHP installation is acceptable in terms of its design and impact on amenity, by virtue of its compliance with Microgeneration Certification Scheme Planning Standards. As such, the proposed development accords with policies JP-P1 of the Places for Everyone Joint Development Plan, DM1 and P3 of the adopted Rochdale Core Strategy, the SPD, and the NPPF.

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:

- Existing and proposed site plans: 9100/110
- Existing and proposed rear elevation: 9100/223
- Air source heat pump noise level calculation (British Gas)
- Heat pump design calculations (British Gas): 49886157
- DHW design calculations (British Gas): 49886157
- Heat loss calculations (British Gas): 49886157
- Existing underfloor heating log (British Gas): 49886157

- Pump system unit size
- Energy performance certificate: 49886157

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 saved Rochdale Unitary Development Plan, the adopted Rochdale Core Strategy 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	06/11/2024	Signed: Hamish Rigg
Authorisation	07/11/2024	Signed: Ryan Killeen

Report Author Hamish Rigg