CASE OFFICER'S REPORT

Application Reference:	PL/2023/02865
Application Type:	Householder planning permission
Site Inspection:	
Consultation ends:	10 August 2023
Case officer:	Selina (Nina) Parker-Miles

Site Address:	Westfield House, 226 Little Chalfield, Wilts, SN12 8NN
Proposal:	Siting of 2 no. Air-Sourced Heat Pump (ASHP) units next to western wall of annexe
Recommendation:	Approve with Conditions

Proposal and Site Description

This application relates to a detached dwelling, Westfield House, located within Little Chalfield near Melksham. The host dwelling benefits from secluded detached position within extended driveway accessed of a single track road to the west of the village. The host dwelling sits within an extended curtilage with a two storey detached garage/ annexe building positioned to the west of the main building.

This application is seeking permission for a the erection of two air source heat pumps that would be positioned on the west elevation of the annexe building.

Policies

National Context:
National Planning Policy Framework (NPPF)
Planning Practice Guidance (PPG)

Local Context:
CP2 – Delivery Strategy
CP15 - Melksham Community Area
CP50 - Biodiversity and Geodiversity
CP52 – Green Infrastructure
CP57 – Ensuring High Quality Design and Place Shaping

Key Issues

Principle of Development
Design and Visual Impact
Impact on Neighbour Amenity
Impact on the Public Right of Way

Relevant Planning History

W/90/00333/FUL Replace concrete block and tin roof garage north of track with stone garages adjoining house - Approve
W/95/00731/FUL Double garage garden store and enlargement of garden - Approve with conditions
W/01/02071/FUL Extension of existing single storey lean-to involving changes to roof design and creation of new glazed entrance porch - Approve with conditions
W/07/02251/FUL Conversion of roof space over garage to studio including dormer and external staircase - Approve with conditions
Pl/2022/08285 Demolition and replacement of entrance porch - Approve with conditions

Consultation Responses
Atworth Parish Council - No response received
Wiltshire Council Public Protection Team - No objection
Wiltshire Council Archaeology - No objection
Wiltshire Council Rights of Way Team - No response received

Representations
Consultation consisted of advertisement by site notice and neighbour notification. No representation letters were received.

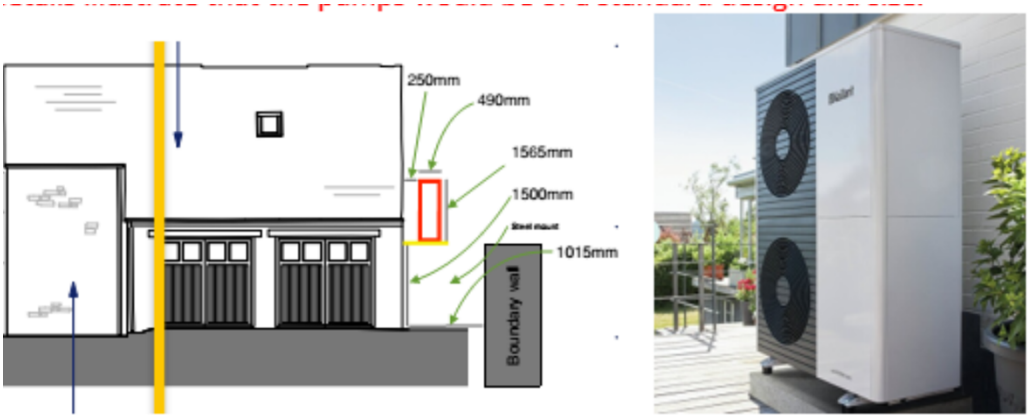
Planning Considerations and Assessment
Section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004 require that the determination of planning applications must be made in accordance with the Development Plan, unless material considerations indicate otherwise.

Principle of Development
The proposed development comprises an addition to an existing residential property set in an established residential curtilage within the settlement boundary of Melksham. The proposed addition is wholly within the residential curtilage and as such the principle of development is acceptable subject to the following considerations.

Design and Visual Impact
Core Policy 57 requires a high standard of design in all new developments, of particular relevance to householder extensions is paragraph (iii) which requires development to respond positively to the existing townscape and landscape features in terms of building layouts, built form, height, mass, scale, building line, plot size, elevational design, materials, streetscape and rooflines to effectively integrate the building into its setting.

The host dwelling benefits from a secluded detached position accessed via a single-track lane and sits to the east of the garage/annexe building. This application seeks permission for the siting of two air source heat pumps on the west elevation of the ancillary building to the host dwelling. Due to the detached nature of the host dwelling and extended separation distances to any immediate neighbours the pumps would not be readily visible within the public realm.

The heat pumps would be erected at a height of 1.5m above the ground at a height of 1.56m and would be attached to the west elevation with a 2.5m gap. The manufacturers details illustrate that the pumps would be of a standard design and size.



Proposed siting of the ASHP's on the west elevation of the garage building (left) and proposed design of the pumps (right)

Given the limited scale of the proposed development officers raise no objection to the erection of the heat pumps and support the use of the sustainable energy source. It is considered that the proposal would not appear out of keeping within the surrounding setting and it is considered that the pumps would by virtue of their height, scale and design constitute acceptable additions within the application site that would appear commensurate to the size of the property and plot. The development would therefore comply with Policy CP57 of the WCS.

Impact on Neighbouring Amenity

Core Policy 57 of The WCS states that applications for new development must be accompanied by appropriate information to demonstrate how the proposal will make a positive contribution to the character of Wiltshire through having regard to the compatibility of adjoining buildings and uses, the impact on the amenities of existing occupants, and ensuring that appropriate levels of amenity are achievable within the development itself, including the consideration of privacy, overshadowing, vibration, and pollution (e.g. light intrusion, noise, smoke, fumes, effluent, waste or litter)

No objections are raised in relation to overbearing or overshadowing to the immediate neighbours given the extended separation distances to the immediate neighbours that are located in excess of 100m to the west, as illustrated by the Google Earth image insert below.



The Local Authority Public Protection team were consulted on the proposed scheme and raised no objections subject to a condition to ensure that appropriate noise levels can be evidenced that will meet the requirements of the Microgeneration Certification Scheme (MCS).

Therefore officers raise no concerns in relation to neighbouring amenity and given the scale of the development proposal, it is considered that the proposed development would not result in unacceptable loss of light, overshadowing and would not have an overbearing impact upon neighbouring properties. For these reasons, the development proposals would comply with Policy CP57 of the adopted Wiltshire Core Strategy

Impact on the Public Rights of Way

The host dwelling lies within the vicinity of two public rights of way, therefore any development has to be appraised in relation to any disturbance to users of the public rights of way. ATW010 runs through the village of Little Chalfield to the west and extends to the north of the host dwelling and ATW05 runs along the single track road that accesses the application site immediately to the north of Westfield House as illustrated below.



Given the limited nature of the works, that would be screened from view by the existing mature vegetation within the immediate environs, and the condition attached that would ensure appropriate noise levels are evidenced, officers raise no objections to the potential impact on the enjoyment of the users of the public rights of way.

RECOMMENDATION: Approve with conditions

Conditions: (3)

1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2 The development hereby permitted shall be carried out in accordance with the following approved plans and documents:
Location Plan
Proposed Elevations DWG No SD 240
Proposed Block Plan DWG No EX101
All Plans Received 12.07.2023

REASON: For the avoidance of doubt and in the interests of proper planning.

3 No development shall commence on site until a Microgeneration Certification Scheme (MCS) accredited installer has demonstrated the Air Source Heat Pump (ASHP) installation will meet the requirements of the MCS Planning Standard; and the ASHP will produce a noise level of no more than 42dB LAeq (5mins) at the nearest bedroom/lounge window when operating; through source noise level data, distance attenuation and screening calculations etc. MCS compliance certification must be submitted to the LPA within 3 months of installation.

Reason: Core policy 57, Ensuring high design and place shaping such that appropriate levels of amenity are achievable.