

ITEM NUMBER: 5g

21/04291/FHA	Installation of Air Source Heat pump adjacent to North east facing wall of the dwelling.	
Site Address:	12 Fieldway, Berkhamsted, Hertfordshire, HP4 2NX	
Applicant/Agent:	Councillor Garrick Stevens	
Case Officer:	Heather Edey	
Parish/Ward:	Berkhamsted Town Council	Berkhamsted East
Referral to Committee:	Applicant is a Councillor	

1. RECOMMENDATION

That planning permission be GRANTED.

2. SUMMARY

2.1 Whilst planning permission is not usually required for the installation of an air source heat pump on or within the curtilage of a domestic premises, the current proposal fails to accord with the conditions and limitations set out under Schedule 2, Part 14, Class G of the Town and Country Planning (General Permitted Development) (England) Order 2015, (i.e. given that the proposal would have a volume of 0.8 cubic metres), and as such, planning permission is required in this instance.

2.2 The proposed development is acceptable in principle in accordance with Policies CS1 and CS4 of the Dacorum Borough Core Strategy (2013). Furthermore its modest scale, height and discreet positioning on the site, mean the development is not considered to be unacceptable in design terms, noting that the new air source heat pump would not be visible within the streetscene or public vantage points and would sufficiently integrate with existing back garden paraphernalia.

2.3 The new air source heat pump would not adversely affect the visual amenity of neighbouring properties in terms of being visually overbearing or resulting in a significant loss of light. In addition to this, given the nature of the proposed new unit and its positioning in relation to neighbouring properties, it is not considered that the proposal would cause significant disturbance to neighbouring properties by way of generating significant levels of noise.

2.4 The proposal would not involve any alterations to the existing site access or public highway. Moreover, the proposed development would not alter the existing car parking arrangements or generate the requirement for additional off-street car parking provision to be provided and as such, it is not considered that the proposal would generate any highway/pedestrian safety or parking concerns.

2.5 Given everything considered above, the proposal complies with the National Planning Policy Framework (2021), Policies CS1, CS4, CS8, CS11, CS12, CS29 and CS32 of the Dacorum Borough Core Strategy (2013), Saved Policies 57-58 and Saved Appendices 3, 5 and 7 of the Local Plan (2004) and the Parking Standards Supplementary Planning Document (2020).

3. SITE DESCRIPTION

3.1 The application site comprises a two storey detached dwellinghouse, situated off Fieldway within a designated residential area of Berkhamsted.

4. PROPOSAL

4.1 Planning permission is sought for the installation of a Viessmann Vitocal 200-A air source heat pump along the flank elevation of the main house, positioned 4.7m away from the front elevation of the main house and 1.5m away from the existing boundary fencing, (separating the application site from neighbouring properties 16 and 18 Fieldway). The new air source heat pump would measure approximately 1.1m wide, 1.4m high and 0.51m deep, therein amounting to a volume of 0.8m³.

5. PLANNING HISTORY

Planning Applications : None

Appeals : None

6. CONSTRAINTS

CIL Zone: CIL1

Parish: Berkhamsted CP

RAF Halton and Chenies Zone: Green (15.2m)

Residential Area (Town/Village): Residential Area in Town Village (Berkhamsted)

Residential Character Area: BCA1

Parking Standards: New Zone 3

Town: Berkhamsted

7. REPRESENTATIONS

Consultation responses

7.1 These are reproduced in full at Appendix A.

Neighbour notification/site notice responses

7.2 These are reproduced in full at Appendix B.

8. PLANNING POLICIES

Main Documents:

National Planning Policy Framework (2021)

Dacorum Borough Core Strategy 2006-2031 (adopted September 2013)

Dacorum Borough Local Plan 1999-2011 (adopted April 2004)

Relevant Policies:

NP1 - Supporting Development

CS1 - Distribution of Development

CS4 - The Towns and Large Villages

CS10 - Quality of Settlement Design

CS11 - Quality of Neighbourhood Design

CS12 - Quality of Site Design

CS29 - Sustainable Design and Construction

Supplementary Planning Guidance/Documents:

Accessibility Zones for the Application of Car Parking Standards (2020)

Planning Obligations (2011)

Roads in Hertfordshire, Highway Design Guide 3rd Edition (2011)

9. CONSIDERATIONS

Main Issues

9.1 The main issues to consider are:

The policy and principle justification for the proposal;
The quality of design and impact on visual amenity;
The impact on residential amenity; and
The impact on highway safety and car parking.

Permitted Development

9.2 Planning permission is not usually required for the installation of air source heat pumps on or within the curtilage of domestic premises. These rights are however subject to the developments' accordance with all of the conditions and limitations set out under Schedule 2, Part 14, Class G of the Town and Country Planning (General Permitted Development) (England) Order 2015.

9.3 Whilst the current proposal would largely accord with the conditions and limitations set out under this legislation, the volume of the air source heat pump's outdoor compressor unit would slightly exceed the 0.6 cubic metre set out under criteria d), with the current proposal amounting to a volume of 0.8 cubic metres. As such, formal planning consent is required to carry out the proposed works.

Principle of Development

9.4 The site is situated within the residential area of Berkhamsted, wherein Policies CS1 and CS4 are relevant. Policy CS1 of the Dacorum Borough Core Strategy (2013) guides new development to towns and large villages, encouraging the construction of new development in these areas. Furthermore, Policy CS4 of the Dacorum Borough Core Strategy (2013) states appropriate residential development is encouraged in residential areas. Policies CS28 and CS29 of the Dacorum Borough Core Strategy (2013) make clear that development which is sustainable and seeks to reduce carbon emissions will be encouraged.

9.5 In light of the above policies, the proposal for the installation of a new air source heat pump in Berkhamsted is acceptable in principle.

Quality of Design / Impact on Visual Amenity

9.6 The NPPF (2021) states that planning policies and decisions should ensure that new development should be sympathetic to local character and history, including the surrounding built environment and landscape setting. Furthermore, Policies CS11 and CS12 of the Dacorum Borough Core Strategy (2013) seek to ensure that new development respects adjoining properties in terms of layout, scale, height, bulk and materials.

9.7 The application proposes the installation of an air source heat pump along the flank elevation of the main house.

9.8 The proposed air source heat pump would be modest in scale and height, measuring approximately 1.1m wide, 1.4m high and 0.51m deep. Taking this into account and given its positioning on the site, (it would be positioned 4.7m away from the front elevation of the main house and set behind a side entrance gate), the new air source heat pump would not be visible within the streetscene or from any public vantage points.

9.9 In design terms, the proposed air source heat pump would comprise a visual appearance in keeping with that of standard air source heat pumps, being predominantly finished in a mix of silver and black metal and plastic.

9.10 Given its modest scale and siting, it is not considered that the new unit appear an overtly prominent addition to the site and it would sufficiently integrate with existing back garden paraphernalia.

9.11 In light of the above assessment, the proposal is considered to be acceptable in design terms, according with Policies CS11 and CS12 of the Dacorum Borough Core Strategy (2013) and the NPPF (2021).

Impact on Residential Amenity

9.12 The NPPF (2021) outlines the importance of planning in securing good standards of amenity for existing and future occupiers. Furthermore, Saved Appendix 3 of the Local Plan (2004) and Policy CS12 of the Core Strategy (2013) seek to ensure that new development avoids visual intrusion, loss of sunlight and daylight, loss of privacy and disturbance to surrounding properties.

9.13 The application site shares boundaries with neighbouring properties 10, 14, 16, 18 and 20 Fieldway.

9.14 Given the modest scale and height of the proposed air source heat pump, and noting its discreet positioning on the site, (i.e. screened from view by existing boundary fencing), it is not considered that the proposal would appear visually overbearing or that it would adversely affect the lighting levels received by these neighbouring properties.

9.15 Given its siting and the orientation and the siting of neighbouring properties 10, 14 and 20 Fieldway, it is not considered that the proposal would have any adverse impacts on the residential amenity in terms of generating significant levels of noise or disturbance.

9.16 Whilst only positioned 1.5m away from the shared boundary fencing with neighbouring properties 16 and 18 Fieldway, the new air source heat pump would retain separation distances of over 10m from these neighbouring properties. Taking this into account, and noting that the proposed air source heat pump be barely audible, (it would only generate a sound pressure level of 35 dB (A) up to a distance of 3m from the unit), it is not considered that the proposal would generate significant noise or cause disturbance to these neighbouring properties.

9.17 The Environmental Health team have been consulted and have raised no objection considering the risk of noise intrusion generated by the air source heat pump to be very low.

9.18 Given the above assessment, the proposal is considered to be acceptable in terms of its impact on the residential amenity of neighbouring properties, according with Policy CS12 of the Dacorum Borough Core Strategy (2013), Saved Appendix 3 of the Dacorum Borough Local Plan (2004) and the NPPF (2021).

Impact on Highway Safety and Parking

9.19 The NPPF (2021), Policies CS8 and CS12 of the Dacorum Borough Core Strategy (2013), the Parking Standards Supplementary Planning Document (2020) and Saved Policy 58 of the Local Plan (2004) all seek to ensure that new development provides safe and sufficient parking provision for current and future occupiers.

9.20 The proposal would not involve any alterations to the existing site access or public highway, and as such, it is not considered that the works would generate any highway or pedestrian safety concerns.

9.21 The proposal would not alter the existing car parking arrangements or generate the requirement for any additional off-street car parking provision to be created.

9.22 The proposal is therefore acceptable on parking/highway safety grounds, in accordance with Policies CS8 and CS12 of the Dacorum Borough Core Strategy (2013), the Parking Standards Supplementary Planning Document (2020), Saved Policy 58 of the Local Plan (2004) and the NPPF (2021).

Other Material Planning Considerations

Sustainability

9.23 Paragraph 11 of the NPPF (2021), and Policies CS28, CS29 and CS32 of the Dacorum Borough Core Strategy (2013) all seek to ensure that planning decisions apply a presumption in favour of sustainable development.

9.24 Air source heat pumps are a renewable heating technology that utilise the heat in outdoor air in order to create environmentally responsible and cost effective heating. Given that the proposed air source heat pump would therefore aid in the reduction of carbon emissions, it is considered that the proposal would be more sustainable than the existing heating system.

Response to Neighbour Comments

9.25 No neighbour comments or objections have been received.

Community Infrastructure Levy (CIL)

9.26 Policy CS35 of the Core Strategy (2013) requires all developments to make appropriate contributions towards infrastructure required to support the development. These contributions will normally extend only to the payment of CIL where applicable. The Council's Community Infrastructure Levy (CIL) was adopted in February 2015 and came into force on 1st July 2015. The application is not CIL liable.

10. CONCLUSION

10.1 It is recommended that the application be approved.

10.2 Whilst planning permission is not usually required for the installation of an air source heat pump on or within the curtilage of a domestic premises, the current proposal fails to accord with the conditions and limitations set out under Schedule 2, Part 14, Class G of the Town and Country Planning (General Permitted Development) (England) Order 2015, (i.e. given that the proposal would have a volume of 0.8 cubic metres), and as such, planning permission is required in this instance.

10.3 The proposed development is however considered to be acceptable in principle, in accordance with Policies CS1 and CS4 of the Dacorum Borough Core Strategy (2013). Furthermore, noting its modest scale and height and discreet positioning on the site, it is not considered that the proposal would be unacceptable in design terms. The new air source heat pump would not be visible within the streetscene or from public vantage points and would sufficiently integrate with existing back garden paraphernalia.

10.4 The new air source heat pump would not adversely affect the visual amenity of neighbouring properties in terms of being visually overbearing or resulting in a significant loss of light. In addition to this, given the nature of the proposed new unit and its positioning in relation to neighbouring properties, it is not considered that the proposal would cause significant disturbance to neighbouring properties by way of generating significant levels of noise.

10.5 The proposal would not involve any alterations to the existing site access or public highway. Moreover, the proposed development would not alter the existing car parking arrangements or generate the requirement for additional off-street car parking provision to be provided and as such, it is not considered that the proposal would generate any highway/pedestrian safety or parking concerns.

10.6 Given everything considered above, the proposal complies with the National Planning Policy Framework (2021), Policies CS1, CS4, CS8, CS11, CS12, CS29 and CS32 of the Dacorum Borough Core Strategy (2013), Saved Policies 57-58 and Saved Appendices 3, 5 and 7 of the Local Plan (2004) and the Parking Standards Supplementary Planning Document (2020).

Condition(s) and Reason(s):

- The development hereby permitted shall begin before the expiration of three years from the date of this permission.**

Reason: To comply with the requirements of Section 91 (1) of the Town and Country Planning Act 1990, as amended by Section 51 (1) of the Planning and Compulsory Purchase Act 2004.

- The development hereby permitted shall be carried out fully in accordance with the following approved plans/documents and shall be thereafter maintained as such:**

**Drawing B
Location Plan
Comments for Installation Document
Viessmann Vitocal 200-A Datasheet Document**

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

Informatives:

- Planning permission has been granted for this proposal. Discussion with the applicant to seek an acceptable solution was not necessary in this instance. The Council has therefore acted pro-actively in line with the requirements of the Framework (paragraph 38) and in accordance with the Town and Country Planning (Development Management Procedure) (England) (Amendment No. 2) Order 2015.

APPENDIX A: CONSULTEE RESPONSES

Consultee	Comments
Berkhamsted Town Council	No objection.
Environmental And Community Protection	CONTAMINATED LAND

(DBC)	<p>Having reviewed the application submission and the ECP records I am able to confirm that there is no objection on the grounds of land contamination. Also, there is no requirement for further contaminated land information to be provided, or for contaminated land planning conditions to be recommended in relation to this application.</p> <p>ENVIRONMENTAL HEALTH</p> <p>No objection - the risk of noise intrusion relating to the air source heat pump is very low.</p>
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APPENDIX B: NEIGHBOUR RESPONSES

Number of Neighbour Comments

Neighbour Consultations	Contributors	Neutral	Objections	Support
14	0	0	0	0

Neighbour Responses

Address	Comments