Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/24/0661
Millside , Mill Road, Steyning, West Sussex, BN44 3LN

DESCRIPTION:

Installation of an air source heat pump

RELEVANT PLANNING HISTORY

None relevant

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):
Policy 32- Strategic Policy: The Quality of New Development
Policy 33- Development Principles

Neighbourhood Plan:
Steyning Neighbourhood Development Plan 2019-2031
SNDP2 – Responsible Environmental Design
SDNP3 – Contribution to Character

REPRESENTATIONS AND CONSULTATIONS RESPONSES

Consultations:

Natural England: Standing Advice:-

It cannot be concluded that existing abstraction within the Sussex North Water Supply Zone is not having an adverse effect on the integrity of the Arun Valley SAC/SPA/Ramsar sites. Developments within Sussex North must therefore must not add to this impact and one way of achieving this is to demonstrate water neutrality. The definition of water neutrality is the use of water in the supply area before the development is the same or lower after the development is in place.

To achieve this Natural England is working in partnership with all the relevant authorities to secure water neutrality collectively through a water neutrality strategy. Whilst the strategy is evolving, Natural England advises that decisions on planning applications should await its completion. However, if there are applications which a planning authority deems critical to proceed in the absence of the strategy, then Natural England advises that any application needs to demonstrate water neutrality.

HDC Environmental Health: No objection
The noise emission from ASHP's is directional and principally associated with the fan grille. For this application the unit is located on the boundary and the fan will facing directly at the neighbouring property, Pilgrims Cottage. This is not a location that would normally be supported because of the potential for noise to be directed toward the neighbours. However, in this case taking into account the manufacturers data for the unit, the separation afforded by the driveway and single garage at Pilgrims

Cottage, and the presence of the existing high boundary panel fence, it is unlikely that the ASHP will cause significant adverse noise impacts.

South Downs National Park Authority: No Comment

Parish Comments:

No objection

Representations:

1 letter of representation received neither objecting nor supporting the application

HUMAN RIGHTS AND EQUALITY:

The application has been considered having regard to Article 1 of the First Protocol of the Human Rights Act 1998, which sets out a person's rights to the peaceful enjoyment of property and Article 8 of the same Act, which sets out their rights in respect to private and family life and for the home. Officers consider that the proposal would not be contrary to the provisions of the above Articles.

The application has also been considered in accordance with Horsham District Council's public sector equality duty, which seeks to prevent unlawful discrimination, to promote equality of opportunity and to foster good relations between people in a diverse community, in accordance with Section 149 of the Equality Act 2010. In this case, the proposal is not anticipated to have any potential impact from an equality perspective.

PLANNING ASSESSMENT

The application has been assessed on the basis of the submitted details, together with the planning history of the site and adjoining properties, available images and photographs supplied by the agent. These details were considered sufficient to allow the application to be properly considered and determined.

Character and Appearance

Policy 32 and 33 of the HDPF seeks to ensure that development promotes a high standard and quality of design in order to enhance and protect locally distinctive characters. The policies also seek to ensure that the scale, massing and appearance of development relates sympathetically with the built surroundings, landscape, open spaces and routes within and adjoining the site, including any impact on the skyline and important views.

SNDP2 of the Steyning Neighbourhood Development Plan states that development proposals should design buildings so that they are energy efficient, ensuring they are sited and oriented to optimise passive solar gain, use high quality and thermally efficient building materials; and should be energy self-sufficient, utilising renewable energy sources wherever possible. Policy SNDP3 continues that development proposals which demonstrate how they will positively contribute towards Steyning's character will be supported. Development proposals should respond positively and sensitively to the scale, mass, height, building materials and form of neighbouring properties.

The application seeks planning permission for the installation of an Air Source Heat Pump to the side elevation. The proposed air source heat pump would be located externally to the northern elevation. The air source heat pump would improve the energy efficiency of the property and eliminate flue gas emissions. Given the nature of the works, it is not considered that the installation of an air source heat pump would have an adverse impact on the character and appearance of the area, particularly given its location to the rear.

The proposal would be a clearly subservient addition and is considered to be of a design, form and scale which is appropriate to the character and appearance of the existing dwelling, and which would

not harm the character or appearance of the wider area. It is therefore considered that the visual impact of the proposal is acceptable and would accord with the above policies.

Impact on Neighbouring Amenity

Policy 33 of the HDPF states that permission will be granted for development that does not cause unacceptable harm to the amenity of the occupiers/users of nearby properties and land.

Policy SNDP3 of the Steyning Neighbourhood Development Plan states that development proposals should respect the amenity of properties in their immediate locality.

Concerns have been raised by the Council's Environmental Health Team and neighbours with regards to the levels of noise omitting from the unit. Additional information has been received setting out noise calculations, and details in the form of a manufacturers' specification has been provided.

The Council's Environmental Health team are satisfied that in this case, taking into account the manufacturers data for the unit, the separation afforded by the driveway and single garage at Pilgrims Cottage, and the presence of the existing high boundary panel fence, it is unlikely that the ASHP will cause significant adverse noise impacts.

On the balance of these considerations, the proposed air source heat pump is not considered to result in harm to the amenities of neighbouring residential properties to justify a reason for refusal. The proposal is considered to accord with the above policy.

Water Neutrality

There is no clear or compelling evidence to suggest the nature and scale of the proposed development would result in a more intensive occupation of the dwelling necessitating an increased consumption of water that would result in a significant impact on the Arun Valley SAC, SPA and Ramsar sites, either alone or in combination with other plans and projects. The grant of planning permission would not therefore adversely affect the integrity of these sites or otherwise conflict with policy 31 of the HDPF, NPPF paragraph 180 and the Council's obligations under the Conservation of Habitats and Species Regulations 2017.

Conclusion

The proposal is considered to comply with relevant local and national planning policies and is therefore recommended for approval.

Recommendation: Application Permitted

Conditions:

2 **Standard Time Condition**: The development hereby permitted shall begin before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

3 **Regulatory Condition**: The development hereby permitted shall strictly accord with the Air Source Heath Pump Dimensions and Sound Power received on 29.04.2024 and the Manufacturer Specification received on 07.08.2024, and the unit shall be retained in accordance with these details.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of neighbouring residential amenity and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

POSITIVE AND PROACTIVE STATEMENT

Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received, in order to be able to, where possible, grant permission.

Plans list for: DC/24/0661
(The approved plans will form Condition 1 on the Decision Notice of all Permitted applications)

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Supporting Docs	aroTHERM plus Installers Quick Guide	NONE	07.08.2024
Location plan		NONE	13.05.2024
Location & Block plan	Location, Block	763/07/P/01D	13.05.2024
Elevation & Floor plan	Floor Plans Elevations	763/07/BR/01E	01.05.2024
Elevation & Floor plan	Floor Plans Elevations Existing	DC/24/0661 PP13017947	13.05.2024
Supporting Docs	Air Source Heat Pump Dimensions and Sound Power	NONE	29.04.2024

DELEGATED

Case Officer sign/initial Marie Riggs Date: 09.08.2024

Authorising Officer sign/initial Tamara Dale Date: 19.08.2024