Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/25/1114
27 Standen Place, Horsham, West Sussex, RH12 5JS

DESCRIPTION:

Removal of Condition 5 of previously approved application DC/24/1214 (Installation of an Air Source Heat Pump at rear of property) relating to the heat pump canopy.

RELEVANT PLANNING HISTORY:

DC/24/1214	Installation of an Air Source Heat Pump at rear of property.	Application Permitted on 04.12.2024

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):
Policy 31 - Green Infrastructure and Biodiversity
Policy 32 - Strategic Policy: The Quality of New Development
Policy 33 - Development Principles
Policy 36 - Strategic Policy: Appropriate Energy Use

Horsham District Local Plan (2023-40) (Regulation 19):
Policy 7: Appropriate Energy Use
Policy 9: Water Neutrality
Policy 17: Green Infrastructure and Biodiversity
Policy 19: Development Quality
Policy 20: Development Principles

REPRESENTATIONS AND CONSULTATIONS RESPONSES

Consultations:

Environmental Health:
This department has received no noise complaints about the operation of the heat pump and there is no objection to the application.

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.

Parish Comments: Objection

Parish Council Members feel it is important for the heat pump canopy to be retained as per the condition set by Horsham District Council (HDC).

Representations:

None received

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

Consent is sought to remove Condition 5 attached to the approved permission DC/24/1214 (Installation of an Air Source Heat Pump at rear of property). Condition 5 states:

5 ***Regulatory Condition:*** *Within 6 months of the date of commissioning of the air source heat pump hereby permitted, the boundary screen (canopy) as detailed in the amended plans submitted to the Council on 7 November 2024 shall be fully installed and thereafter maintained for as long as the air source heat pump remains operational.*

Reason: In the interests of the neighbouring amenity and in accordance with Policy 33 of the Horsham District Planning Framework.

The proposed amendments are to remove condition requiring the canopy above the heat pump. It is possible that the removal of the canopy will allow the unit to attenuate more freely. However, considering there have been no noise complaints regarding the unit and that the unit is already attenuated principally by the existing fence, it is considered that the canopy can be removed without detriment to neighbouring amenity.

The removal of the aforementioned condition would generally maintain the general character and visual amenity of the approved scheme and would not result in any adverse impact on the wider surrounding area as it is not visible from the front elevation, and there are no implications in respect of neighbouring amenity. For these reasons, the proposed alterations are considered acceptable.

Recommendation: Application Permitted

Conditions:

2 **Standard Time Condition**: The development hereby permitted must be commenced by the 03 Decmeber 2027.

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

3 **Regulatory Condition**: The materials to be used in the development hereby permitted shall strictly accord with those indicated on the application form and approved plans.

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

4 **Regulatory Condition**: The air source heat pump hereby permitted shall operate in "more quiet" mode according to Chapter 12-3 page 48 of the submitted heat pump specifications document (Daikin Altherma low temperature monobloc Technical Data) between the hours of 2300 and 0700.

Reason: In the interests of neighbouring amenity and in accordance with Policy 33 of the Horsham District Planning Framework.

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/25/1114
(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
Site plan	Site Plan Existing	NONE	30.09.2025
Location plan	Location Plan	NONE	30.09.2025
Elevation plan	North-West Elevation as PROPOSED	NONE	22.09.2025
Elevation plan	South-West Elevation as PROPOSED	NONE	22.09.2025
Supporting Statement	Daikan Altherma Low Temperature Monobloc Technical Data	NONE	30.09.2025

DELEGATED

Case Officer sign/initial JBurrowes Date: 07/10/202

Authorising Officer sign/initial ..... Date: .....