Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/1214
27 Standen Place, Horsham, West Sussex, RH12 5JS

DESCRIPTION:
Installation of an Air Source Heat Pump at rear of property.

RELEVANT PLANNING HISTORY:

None relevant

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
Where consultation responses have been summarised, it should be noted that Officers have had consideration of the full comments received, which are available to view on the public file at www.horsham.gov.uk.

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.

Environmental Health: Comment:-
Recommended that the application is approved based on amended plans submitted on 7 November 2024 subject to following conditions:

- Within 6 months of the date of commissioning of the air source heat pump hereby approved the boundary screen as detailed in the application plans shall be fully installed and thereafter maintained for as long as the air source heat pump remains operational.
- Between 23:00 and 07:00 hours the air source heat pump shall operate in low reduced power (setback) mode.

Parish Comments:
Objection to both the originally submitted plans and amended plans submitted on 7 November 2024 due to concerns over noise. A quieter alternative should be sourced.

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

Character and Appearance

Policies 32 and 33 of the HDPF seek 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.

The site contains a mid-terrace dwelling and planning permission is sought due to a failure of meeting relevant MCS noise requirements.

The proposed air source heat pump would be located 1.05 metres away from the rear elevation of the dwellinghouse and 0.3 metres away from the fence adjoining 28 Standen Place. The proposed air source heat pump would be less than a metre-high and would therefore be well-screened by existing fencing. There would be a minimal impact to the character of the dwellinghouse and the wider area.

The height of the proposed canopy (boundary screen) would be about 1.92 metres and would be higher than the existing 1.74-metre-high fence. This would alter the existing appearance of the rear fencing separating the properties of 27 and 28 Standen Place, however such change would not be considered unacceptable to the character of the dwelling and the surrounding area. Additionally, no objections were received from neighbours regarding the proposal.

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, including noise, of the occupiers/users of nearby properties and land.

The noise of the proposed air source heat pump exceeds the threshold of the relevant MCS standards. Conditions were suggested by Environmental Health as a result, including the use of reduced power mode overnight and the installation of a boundary screen reducing the noise impacts to neighbours. This is considered sufficient to prevent any unacceptable harm to neighbouring amenity through noise.

The proposed canopy (boundary screen) would be higher than the existing rear fencing. However, it is considered the relationship with adjoining properties would be sufficient to prevent any unacceptable visual harm.

Climate Change

Policy 36 of the HDPF and Policy 7 of the Emerging Horsham District Local Plan states that all developments will be required to contribute to clean, efficient energy.

The proposed development is for the installation of an air sourced heat pump at the rear garden of 27 Standen Place, Horsham, RH12 5JS. The Emerging Horsham District Local Plan currently hold limited weight to planning applications. However, Policy 7 states that air source heat pumps are considered low-carbon, and would be considered to become zero-carbon when the national-grid decarbonises. This emerging policy reiterates the need in Policy 36 of the HDPF for development to contribute to clean and efficient energy. The proposed air source heat pump is therefore supported in principle due to its long-term contribution to clean energy use, subject to compliance to all other relevant local and national planning policies.

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 186 and the Council's obligations under the Conservation of Habitats and Species Regulations 2017.

Biodiversity Net Gain

In accordance with the Biodiversity Gain Requirements (Exemptions) Regulations 2024, all householder applications are current exempt from the statutory requirement to demonstrate a 10% net gain in biodiversity.

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 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.

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.

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/24/1214

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Elevation plan	Existing South West	NONE	06.09.2024
Elevation plan	Existing North West	NONE	06.09.2024
Location plan		NONE	06.09.2024
Site plan	Existing	NONE	12.08.2024
Floor plan	Existing	NONE	06.09.2024
Site plan	Proposed	NONE	07.11.2024
Elevation plan	Proposed North West	NONE	07.11.2024
Floor plan	Proposed	NONE	07.11.2024
Elevation plan	Proposed South West	NONE	07.11.2024
Supporting Statement	Noise Assessment	NONE	07.11.2024

Supporting Docs		Heat Pump Specifications	11.10.2024

DELEGATED

Case Officer sign/initial Joshua Lee Date: 03.12.2024

Authorising Officer sign/initial Date: