

PRE-APP ADVICE REPORT - PE/26/0209

Officer Notes:

Location: 10B Denne Road, Horsham, West Sussex, RH12 1JF

Proposal: Install air conditioning to lounge and main bedroom which will require an external unit to be wall or floor mounted.

Advice Letter Content:

Thank you for your recent enquiry regarding the above.

It is possible to undertake certain works to your property under what are known as 'permitted development rights'. Having studied the planning history of the property, it does not appear that these rights have been removed as part of previous applications on the site and therefore remain intact.

Under these rights, the installation of an air source heat pump, which provides both heating and cooling, may be permitted development, subject to compliance with all of the limitations and conditions of Class G, Part 14, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). This is covered in more detail below. However, where the external unit is solely for the purpose of providing air conditioning, with no heating function, it does not benefit from permitted development rights and planning permission would therefore be required.

If you wish to install an air source heat pump that provides both a heating and cooling function, the proposal must conform with the below conditions:

Class G - Installation or alteration etc of air source heat pumps on domestic premises

G.1 Development is not permitted by Class G unless the air source heat pump complies with the MCS Planning Standards

G.2 Development is not permitted by Class G if -

Condition
<i>(a) in the case of the installation of an air source heat pump, the development would result in the presence of - (i) more than one air source heat pump on, or within the curtilage of— (aa) a dwellinghouse which is not a detached dwellinghouse; (bb) a block of flats; (ii) more than two air source heat pumps on, or within the curtilage of, a detached dwellinghouse;]</i>
<i>(b) in the case of the installation of an air source heat pump, a wind turbine is installed on the same building or within the curtilage of the dwellinghouse or block of flats;</i>
<i>(c) in the case of the installation of an air source heat pump, a stand-alone wind turbine is installed within the curtilage of the dwellinghouse or block of flats;</i>
<i>(d) the volume of the air source heat pump's outdoor compressor unit (including any housing) would [F3— (i) in the case of the installation of an air source heat pump on, or within the curtilage of, a dwellinghouse, exceed 1.5 cubic metres; (ii) in the case of the installation of an air source heat pump on, or within the curtilage of, a block of flats, exceed 0.6 cubic metres;]</i>
<i>(e)</i>
<i>(f) the air source heat pump would be installed on a pitched roof;</i>
<i>(g) the air source heat pump would be installed on a flat roof where it would be within 1 metre of the external edge of that roof;</i>
<i>(h) the air source heat pump would be installed on a site designated as a scheduled monument;</i>

<i>(i) the air source heat pump would be installed on a building or on land within the curtilage of the dwellinghouse or the block of flats if the dwellinghouse or the block of flats is a listed building;</i>
<i>(j) in the case of land within a conservation area or which is a World Heritage Site the air source heat pump-</i> <i>(i) would be installed on a wall or a roof which fronts a highway; or</i> <i>(ii) would be installed so that it is nearer to any highway which bounds the curtilage than the part of the dwellinghouse or block of flats which is nearest to that highway; or</i>
<i>(k) in the case of land, other than land within a conservation area or which is a World Heritage Site, the air source heat pump would be installed on a wall of a dwellinghouse or block of flats if-</i> <i>(i) that wall fronts a highway; and</i> <i>(ii) the air source heat pump would be installed on any part of that wall which is above the level of the ground floor storey.</i>
G. 3 Development is permitted by Class G subject to the following conditions – <i>(aa) the air source heat pump is not solely used for the purpose of cooling;</i> <i>(b) the air source heat pump is, so far as practicable, sited so as to minimise its effect on the external appearance of the building;</i> <i>(c) the air source heat pump is, so far as practicable, sited so as to minimise its effect on the amenity of the area; and</i> <i>(d) the air source heat pump is removed as soon as reasonably practicable when no longer needed.</i>

No detail relating to the exact positioning of the unit, its dimensions or specifications have been provided, however, should the proposal conform with the above conditions, then planning permission is not required. As previously detailed, where the external unit is solely for the purpose of providing air conditioning only, with no heating function, planning permission is required.

If an application is forthcoming, the Council's Environmental Health Team will always advise that the external unit is mounted at ground floor level, to reduce any noise impacts by taking advantage of the screening offered by existing boundary treatments. Consideration should be given to the visual impact upon the neighbouring Grade II Listed 12 Denne Road, ensuring there is no harm to the setting of this listed building.

I hope this is of some assistance. The above comments are given as the opinion of the Case Officer and do not prejudice any outcome of a subsequent application. Should you submit a formal planning application, please quote reference number PE/26/0209 in your submission.

Case Officer sign/initial S.Nye Date: 03/08/2026

Authorising Officer sign/initial T.Dale Date: 04/08/2026