Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/0107
2 Boxall Walk, Brighton Road, Horsham, West Sussex, RH13 5DL

DESCRIPTION:
Installation of air source heat pump

RELEVANT PLANNING HISTORY:

DC/22/0996	Erection of a single storey rear extension.	Application Permitted on 13.09.2022
DC/20/0135	Part retrospective application for the conversion of loft into habitable living space and installation of three roof windows to the south east elevation and one to the north east elevation roof slopes	Application Permitted on 26.02.2020

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

Horsham Blueprint Business Neighbourhood Plan (HBBNP) 2019 - 2036:
Policy HB3 - Character of Development
Policy HB4 - Design of Development

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.

Parish Comments:
No objection.

Representations:
One representation was received raising no objections to the proposal.

One representation was received objecting, as heat pumps should be sited in locations where they are not visible from a public road, as they become more commonplace there is potentially for considerable adverse impacts.

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.

Policy HB3 and HB4 of the HBBNP cover the design and character of development within Horsham which is supported by the neighbourhood councils of Forest, Denne and Trafalgar. It advocates for high quality design and construction that integrates with its surroundings whilst minimising impact on natural environments. It should reflect the character and architectural forms of the area in order to protect against inappropriate design.

Boxall Walk is a compact development of predominantly bungalows sited around a cul-de-sac with limited separation between buildings and the highway. The application site does not currently feature any front boundary treatment, in contrast to surrounding properties, and as a consequence the heat pump would be clearly visible from adjoining properties and land. The appearance would derive entirely from the heat pump's form and function but would be seen in the context of existing utility cabinets and fittings on each dwelling. The heat pump would measure approximately 1.4m in width, 0.5m in depth and 0.9m in height, with these dimensions such that it would primarily be seen against the backdrop of the related main dwelling, and the heat pump would not stand out as being an unduly intrusive or dominant addition to the site or wider street scene. As such, while the heat pump would clearly have an impact on the visual amenities of the locality, it is not considered that this would be tantamount to harm and the prevailing character and appearance of the locality.

It is therefore considered that the visual impact of the proposal is acceptable and would accord with the above policies. It is acknowledged that there is potential for gradual cumulative harm from heat pumps potentially being sited forward of a property's principal elevation, particularly as the technology becomes more widespread. It is though the case that any such applications for a forward siting must be considered on their own merits.

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.

The heat pump is sited to the front of the related dwelling broadly centrally within the site. It is considered that this layout and resulting relationship with surrounding properties and land, together with the specification of the heat pump is such that there would be no likely unacceptable harm on neighbouring amenity.

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.

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/24/0107
(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
Location plan		NONE	18.01.2024
Site plan	As existing	01	18.01.2024
Site plan	As proposed	03	18.01.2024
Elevation plan	As existing	02	18.01.2024
Elevation plan	As proposed	04	18.01.2024

Supporting Docs	Manufacturers details	NONE	18.01.2024
Details plan	Heat Pump, as proposed	00	23.01.2024

DELEGATED

Case Officer sign/initial J.Burrowes Date: 13/03/2024

Authorising Officer sign/initial Guy Everest Date: 18.03.2024