

Delegated Report

Householder Planning Application

Planning Application No: 20250329

Location: 4 Pomarium Close Gravesend Kent DA11 7FA

Description: Installation of an air source to water heat pump.

Applicant: James Maccarthy

Site Visit Date: N/A

Procedural Matters

During the course of the application, GBC Environmental Team reviewed the submission, and further information was required. As such, the applicant was contacted. It was agreed that an MSC calculation could be carried out in the first instance, with Environmental Protection to be reconsulted on the new/additional details provided. An extension of time was agreed in order to facilitate this reconsideration. Neighbour and other re-consultation was not considered necessary in this instance.

Submitted Documents/Plans

Application Form;
Supplementary Information – RXA42A Sound Data;
Supplementary Information – Specs Copy;
Supplementary Information – Sound Data;
Supplementary Information – Air Conditioning Technical Data RXA-A;
Supplementary Information – Air Conditioning Technical Data 4XMM-N;
Supplementary Information – Building B Assessment Point Distance;
Supplementary Information – Building A Assessment Point Distance;
Supplementary Information – Assessment Point Distance for Building C;
Supplementary Information – ASHP Clearance Copy;
Supplementary Information – Combined MCS020(a) Results;
Supplementary Information – Picture 3 – Heat Pump Location
Supplementary Information – Picture 2 – Heat Pump Location;
Supplementary Information – Picture 1 - Heat Pump Location;
Supplementary Information – Dimensions;
Supplementary Information – Heat Pump Specifications;
Supplementary Information – Heat Pump Details;
Block Plan;
Site Location Plan;
Drawing No. P13269 G – Ground Floor Plan and Roof Plan – Proposed; and
Drawing No. JM/PCG/PD.01 – Elevations Floor Plan and Roof Plan – Proposed;

Relevant Planning History

Reference	Description	Decision	Decision Date
20151194	Demolition of existing dwelling and erection of replacement two storey, four bedroom dwelling and erection of eight	Permitted	15.02.2016

	two storey four bedroom dwellings and construction of new private service road.		
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Development Plan

Gravesham Local Plan Core Strategy (2014)

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 – Development & Design Principles

Paragraph 34 of the NPPF (2024) sets out that policies within adopted local plans should be reviewed to assess whether they need updating at least once every five years, and should then be updated as necessary. Such reviews are also a legal requirement as set out in Regulation 10A of the Town and Country Planning (Local Planning) England Regulations 2012.

The Council undertook such a review in September 2019 and found that the adopted Local Plan Core Strategy is in need of a partial review in terms of Policy CS02, due to the increased need for housing since the Local Plan Core Strategy was adopted and the need to ensure that a sufficient land supply exists to meet this need. Whilst saved policies from the Local Plan 1st Review (1994) generally conform with the NPPF (2024), the Council will also seek to replace these.

National Planning Policy Framework (2024)

- Section 2 – Achieving Sustainable Development
- Section 12 – Achieving Well-Designed Places

Supplementary Planning Guidance

- SPG 2 – Residential layout guidelines including Housing Standards Policy Statement October 2015 Adopted 1996 – amended June 2020
- Technical Housing Standards – Nationally Described Space Standard (2015)
- Gravesham Householder Extensions/Alterations Design Guide (2021)
- Design for Gravesham – Design Code (2024)

Consultations, Publicity and Representations

Consultees

Local Ward Councillors

No comments received.

GBC Environmental Protection initial comments

As this is an additional ASHP, it does not fall under PD. Guidance advises that where ASHP do not fall under PD, that a noise assessment must be carried out. The preferred methodology is a BS4142 assessment. At the very least, the application should include an MCS Noise Assessment. As ASHPs are already in situ, consideration must be given to the cumulative noise levels of the existing ASHP/plant in addition to the proposed ASHP.

More information is therefore needed at this stage before a determination can be made.

GBC Environmental Protection revised comments following submission of further information

The recently submitted information and MCS calculation submitted has been reviewed. The results of the

calculations demonstrate that individually the ASHP noise levels are well below the required levels at the nearest houses. I've undertaken a cumulative assessment of all 3 running together and noise levels are still below the recommended/specified level.

There is therefore no objection to the application and noise mitigation is not needed.

Neighbouring properties

Six surrounding properties were consulted and no responses were received. The overall consultation expiry date was 24.06.25.

Site Description

4 Pomarium Close is a two-storey detached property located in the south-eastern corner of the close.



This application proposes the installation of an air source to water heat pump.

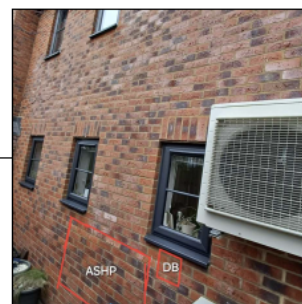
Proposed Development

The plans show the location of the air source to water heat pump:

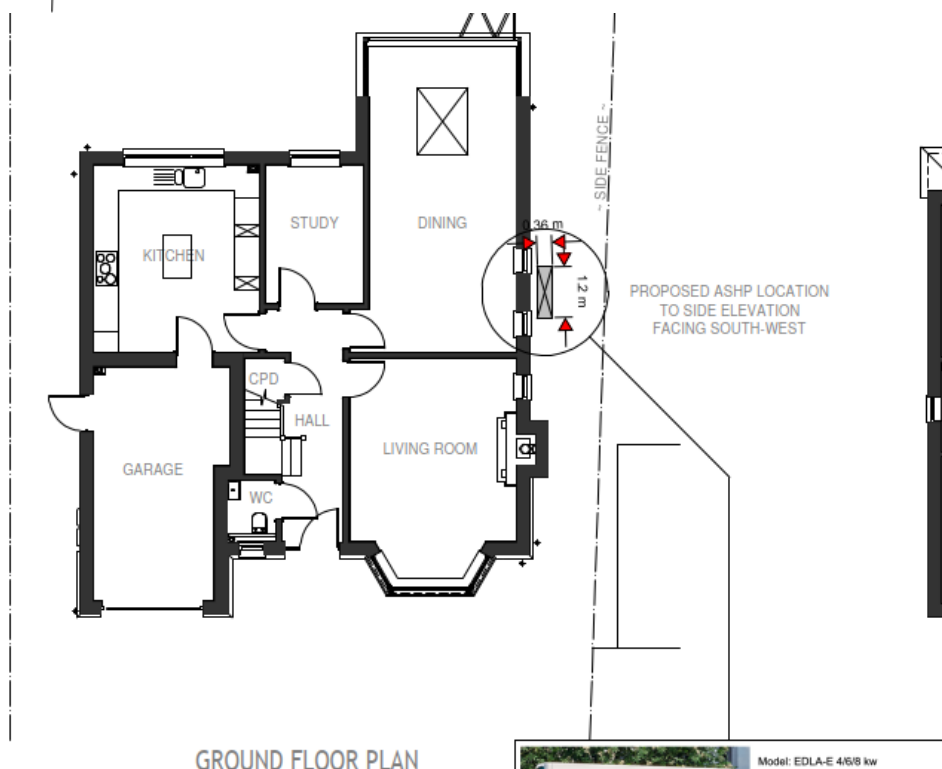


~ SIDE ELEVATION ~
(IMAGE 1)

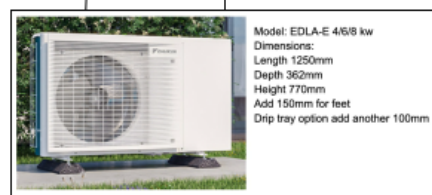
PROPOSED ASHP LOCATION
TO SIDE ELEVATION
FACING SOUTH-WEST



~ SIDE ELEVATION ~
(IMAGE 2)



GROUND FLOOR PLAN



~ ASHP DETAILS ~

Officer's Analysis

Design, Character and Appearance

Policy CS19 (Development and Design Principles) (LPCS) (2014) states that new development will be visually attractive and locally distinctive. It should also conserve and enhance the character of the local built and natural environment and integrate well with the surrounding area. Moreover, Section 12 (Achieving well- designed places) of the NPPF (2024) sets out that the creation of high quality beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. It states developments should function well and add to the overall quality of the area, be visually attractive and sympathetic to local character.

The Design For Gravesham Design Code (2024) is a strategic document that sets out Gravesham's vision and expectation for quality place-making. Gravesham's Householder Extensions/Alterations Design Guidance SPD (2021) set out key principles for new developments. Generally, the SPD (2021) highlights the importance of new development complimenting and corresponding to existing character and the wider context.

The ASHP would be discreetly sited along the elevation of the dwelling, facing to the south-west. It is not excessive in scale and would be screened from the public vantage point, as indicated by the photos provided with this application.



As such, the proposed development is considered to accord with Policy CS19 of the Gravesham Local Plan Core Strategy (LPCS) (2014) and Section 12 of the National Planning Policy Framework (NPPF) (2024) in terms of design, character and appearance.

Amenity of Future Occupiers

It is considered there would be no adverse impact to the amenity of future occupiers. Therefore, the proposed development would safeguard the amenity of future occupiers in accordance with Policy CS19 (LPCS) (2014) and Section 12 (NPPF) (2024).

Neighbouring Amenity

No neighbour comments were received as a result of the consultation carried out for this proposal. The development would not impact light, privacy, outlook or cause a sense of enclosure. The development does however, have the potential to impact neighbours in terms of noise.

As per the revised comments received from GBC Environmental Protection, the ASHP noise levels are well below the required levels at the nearest houses individually. Cumulatively, the noise levels are still below the recommended/specified level. As such, noise mitigation is not required. Therefore, it is considered there would be no adverse impact on neighbouring amenity, and the proposed development would safeguard the amenity of neighbouring properties in accordance with Policy CS19 (LPCS) (2014) and Section 12 (NPPF) (2024).

Conclusion

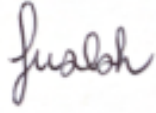
The application has been fully considered and is in accordance with local and national planning policy.

The development would not raise concerns in terms of design, character and appearance. In addition, there would be no impact on amenity.

Recommendation

Permission

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Lucy Hankin	Team Leader:	Mrs Faye Walsh
Signed:	L Hankin	Signed:	
Dated:	26th June 2025	Dated:	01 July 2025