



Delegated Report

Householder Planning Application

Application No:	20230801
Location:	Beaumont, Steeles Lane, Meopham, Gravesend, Kent, DA13 0QD
Description:	Installation of a second heat pump to the property.
Applicant:	Louise Russell
Site Visit:	18 th October 2023

Procedural Note

The application property and the neighbour (Homeland) are semi-detached dwellings, however were formerly a single dwellinghouse. It is unclear when the conversion occurred but was evident onsite that the properties overlap one another at different levels, and therefore the boundary line is not clear.

The Local Planning Authority do not determine property boundaries, which are a civil matter. However, for the purpose of this application, the air source heat pump will not be located near any party wall with Homeland and therefore the position of the redline and boundary are not directly relevant.

An informative will be attached to the decision notice to highlight this matter.

Submitted Documents/Plans

- Application Form - 25/07/2023;
- Supplementary Information - Heat Pump Manufacturer Details - Daikin Altherma 3 H HT;
- Ordnance Survey Site Location Plan (ref. TQRQM23226153204505) (scale - 1:1250) - dated 23/10/2023;
- Block Plan (ref. TQRQM23206115255629) (scale - 1:1500) - dated 23/10/2023.
- ~~Ordnance Survey Site Location Plan (scale - 1:1250) - received 16/08/2023 - SUPERSEDED;~~
- ~~Block Plan (scale - 1:1500) - received 16/08/2023 - SUPERSEDED;~~
- ~~Ordnance Survey Site Location Plan (scale - 1:1250) - dated 10/10/2023 - SUPERSEDED;~~
- ~~Block Plan (scale - 1:1500) - dated 10/10/2023 - SUPERSEDED.~~

Relevant Planning History

Reference	Description	Decision	Decision Date
20080019	Conversion of existing integral garage into a lounge/room.	PERMITTED	13.02.2008
20070930	Conversion of existing integral garage into a kitchen/breakfast room and erection of a single storey rear extension to form a garden room/link with balcony over.	REFUSED	10.12.2007

20010547	Erection of two storey side extension to form garage at ground floor level with a bedroom over.	PERMITTED	30.08.2001
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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

Gravesham Local Plan: First Review (1994)

- P3 – Vehicle Parking Standards

Paragraph 33 of the NPPF (2023) 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 (2023), the Council will also seek to replace these.

National Planning Policy Framework (2023)

- Section 2 – Achieving Sustainable Development
- Section 12 – Achieving Well-Designed Places
- Section 13 – Protecting Green Belt Land
- Section 14 – Meeting the Challenge of Climate Change, Flooding and Coastal Change
- Section 15 – Conserving and Enhancing the Natural Environment

Supplementary Planning Guidance

- Gravesham Landscape Character Assessment (2009)

Consultations, Publicity and Representations

Internal Consultees

GBC Environmental Protection - The submitted information has been reviewed. The revised position of the new ASHP (on the rear wall facing southwards down the garden) is preferable to the original location which was much closer to the garden fence/wall of the adjacent property.

The technical specification of the proposed ASHP advises that in standard mode the sound pressure levels at 3m is 38 dB(A) and on low sound mode is 35 dB(A). The revised location is approximately 18m from the adjoining house but only c.3m from the garden fence/wall. With these distances the approximate noise levels at these points will be c. 22 dB(A) at the house and 38 dB(A) at the fence on standard mode and 19 dB(A) and 35 dB(A) respectively on the low sound mode. These levels are unlikely to be significant in terms of background noise levels even at night. Even though the position of the ASHP is close to the boundary fence/wall, Beaumont is set closer to the road than the adjacent house so the ASHP will be level with part of the front garden, so less likely to be used as an amenity area. In addition, the fence/wall is likely to act as a barrier so further reducing noise levels.

Although a Noise Impact Assessment will not be required bearing in mind the specification and sound levels of the ASHP unit to be installed, and also taking proportionality into consideration, it is advised that a Microgeneration Certification Scheme (MCS) Assessment is undertaken and an MCS noise assessment submitted. The following planning condition is recommended:

The Air Source Heat Pump (Daikin Altherma 3 H HT) shall be installed in accordance with the location shown on Plan Reference Number TQRQM23206115255629 dated 10 Oct 2023. The installation shall be in accordance with the Microgeneration Certification Scheme Planning Standards (MCS 020) and the relevant certification and an MCS noise assessment shall be submitted for approval prior to the equipment being used. There shall be no changes to the ASHP equipment or location without the permission of the LPA.

Local Ward Councillors - No comment received.

External Consultees

Meopham Parish Council - No comment received.

Neighbouring properties

Two surrounding properties were consulted and no representations were received. The consultation period expired 14th September 2023.

Preliminary Matters

The application, as submitted, proposed the air source heat pump to be located in the garden, away from the dwelling. The details stated that this would involve a trench to be dug to house the pipework and would have required a hardstanding to place the pump on.

The applicant was contacted to ascertain why the pump was to be sited in this location, with concerns for unnecessary hardstanding in the Green Belt (harmful to openness) and the efficiency of the unit when located at the proposed distance from the property. The applicant stated that the intended position of the pump had changed and it was to be attached to the dwelling, which meant that the plans were inaccurate. It was agreed that revised plans would be submitted to show the intended location of the pump on the dwelling.

The revised plans were submitted and accepted by the Local Planning Authority (10/10/2023).

Officer's Analysis

Beaumont is a semi-detached dwelling located on the southern side of Steele's Lane, Meopham. The property is shown on the redline plan as a semi-detached dwelling, adjoining 'Homeland', however it appears the two properties are one dwelling for a period of time.



The site is located within the Metropolitan Green Belt.

Proposed Development

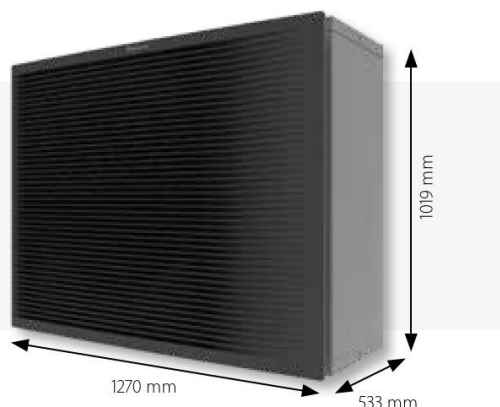
This application seeks permission for a new air source heat pump at the property. The applicant states that there is an air source heat pump already on site, which is used to heat the swimming pool.

The installation of an air source heat pump would normally be permitted development under Schedule 2, Part 14, Class G of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended. However Class G.1 (b) only permits one air source heat pump within the curtilage of a dwellinghouse. Therefore, planning permission is required.

The proposed air source heat pump would be located on the property. The manufacturers details state that the unit would not exceed 38dBA at a standard sound mode.

Outdoor unit

The outdoor unit is available in 3 classes 14-16-18 kW.



Green Belt

The pump being constructed on the host dwelling will mean that there is no hardstanding required and there would be no impact on the openness of the Green Belt. A condition will be attached to ensure that the pump is attached to the property.

Design, Character and Appearance

The proposed air source heat pump will be located to the rear of the dwelling and would be attached to the property. Therefore it is not visible from any public vantage point and will have no impact on the character or appearance of the area, and is in accordance with Policy CS19 of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 of the National Planning Policy Framework (NPPF) (2023).

Amenity of Future Occupiers

There will be no impact on the amenity of future occupiers as a result of this development. As such, it is in accordance with Policy CS19 (LPCS) and Section 12 of the NPPF (2023).

Neighbouring Amenity

The development will have no impact on the amenity of surrounding properties. The pump will be attached to the flank wall of the garden room of host dwelling and is approx. 18.5m from the neighbour to the east. The details state that on a standard sound mode, that the noise generated does not exceed 38dBA which is lower than a refrigerator (50dB) and quiet library sounds (40dB) (source: www.audicus.com/noise-levels-of-everyday-sounds/). Gravesham's Environmental Protection team have reviewed the application and stated that the noise levels are unlikely to be significant in terms of background noise, however have recommended that a condition requiring a microgeneration certification scheme (MCS) assessment is undertaken and an MCS noise assessment is submitted.

Therefore, subject to an MCS condition, it is considered that the new air source heat pump will safeguard neighbouring amenity in accordance with Policy CS19 (LPCS) and Section 12 NPPF (2023).

Any Other Material Planning Considerations

Impact on the Landscape - in addition to being within the Green Belt, the property is located within the Meopham Downs landscape character area. This area is characterised by gently undulating topography with a mix of arable and pasture farmland, three large settlements located along the A227 and traditional architecture surrounding village greens providing local vernacular.

Policy CS12 (LPCS) seeks to protect the Green infrastructure within the Borough and states at 5.7.26 the overall landscape character and valued landscapes will be conserved, restored and enhanced.

The proposed heat pump will be attached to the property and will therefore have no impact on the character of the landscape. As such, the application is in accordance with Policy CS12 (LPCS).

Conclusion

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

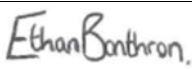
The additional air source heat pump will be attached to the dwelling, will not be visible from any public vantage point and will have no impact on the Green Belt. The location of the pump and its low level noise emissions means that the amenity of surrounding properties will be safeguarded and there would be no impact on the landscape.

Therefore, it is recommended that planning permission is granted subject to conditions.

Recommendation

Permission

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mr Ethan Bonthron	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	02 November 2023	Dated:	02 November 2023