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Site Address: 31 Snowberry Crescent, Havant, PO9 2FE  
Proposal: Installation of air source heat pump to the rear of the property. Planning permission sought, as the noise level of the heat pump is 45db.  
Application Type: Full Planning Permission  
Application No: APP/24/00275                      Expiry Date: 05/06/2024  
Applicant: Mr Bassant  
Agent: Miss Howarth Marshall                      Case Officer: Robert Riley  
            Octopus Energy Services  
Ward: St Faiths

Recommendation: **REFUSE PERMISSION**

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## **1 Site Description**

- 1.1 The application site comprises of a 2-storey dwellinghouse located in Havant. The application site features brickwork to form the external walls and brown tiles in a pitched gable design to form the roof with solar panels on the principal elevation. The application site features a conservatory to the rear of the dwelling with a garden to the rear of the conservatory.
- 1.2 The application site is in an area that would be considered both urban and residential with the character of the road featuring 2-storey brickwork and rendered dwellings in evidence.

## **2 Planning History**

- 2.1 No relevant planning history.

## **3 Proposal**

- 3.1 There is one proposal to the application site:

- Installation of air source heat pump to the rear of the property with a proposed approximate height of 0.7 metres a proposed depth of approximately 1.1 metres and a proposed width of approximately 0.3 metres. Planning permission sought, as the noise level of the heat pump is 45db.

## **4 Policy Considerations**

National Planning Policy Framework  
Havant Borough Council Borough Design Guide SPD December 2011  
Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011

CS14        (Efficient Use of Resources)  
CS16        (High Quality Design)  
DM10       (Pollution)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

Emsworth Neighbourhood Plan Post Examination Version 2020  
N/A

Listed Building Grade: Not applicable.  
Conservation Area: Not applicable.

## **5 Statutory and Non Statutory Consultations**

### **Chichester Harbour Conservancy**

No comments received

### **Councillor Gillian Harris**

No comment received

### **Councillor Imogen Payter**

No comment received

### **Councillor Phil Munday - St Faiths**

No comment received

### **Environmental Health Manager, Community Group**

Thank you for consulting the Environmental Protection Team on this application.

Please note these comments relate to noise only. We recommend refusal of the development in order to avoid the potential significant adverse effects of the impact of noise upon the health and quality of life of nearby dwellers. Any future application will need to be supported with a British Standard 4142:2014+A1:2019 noise report in order to assess the potential noise impact of the plant on nearby noise sensitive receptors. However, a noise report may be avoided by repositioning the plant so that it is further away from receptors, and a MCS recalculation may be beneficial by indicating if repositioning the plant would be helpful.

### **Natural England Government Team**

No comments received

## **6 Community Involvement**

This application was publicised in accordance with the Council's Code of Practice for Publicity of Planning Applications approved at minute 207/6/92 (as amended), as a result of which the following publicity was undertaken:

Number of neighbour notification letters sent: 9

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

| Comment                                                                                                                                                                                                                                                                                         | Officer Comment                                                                                |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------|
| <p>The location of the pump would be too close to our doors and windows, is there a minimum distance ? and would be a constant noise at 45db.</p> <p>The pump would be better located on the other side of the house, which would make a massive difference to the noise disturbance to us.</p> | <p>Noise concerns and limited separation distances from neighbouring properties are noted.</p> |

## 7 **Planning Considerations**

7.1 Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are:

- (i) Principle of development
- (ii) Appropriateness of design and impact on the character of the area
- (iii) Effect on neighbouring properties, noise and Environmental Health

(i) Principle of development

7.2 The application site is located within the defined urban area, therefore development is considered acceptable in principle subject to development management criteria.

(ii) Appropriateness of design and impact on the character of the area

7.3 As the air source heat pump is of a modest scale and would be located to the rear of the property and would not be visible on the streetscene, officers are satisfied that the impact of this proposed air source heat pump upon the character of the dwelling and visual amenities would be acceptable. Regarding materials the air source heat pump would feature light grey, seamless casing, this is acceptable.

7.4 The design and appearance of the proposal is deemed appropriate in context to the main building and is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core Strategy 2011). It is considered that the scheme would not result in an adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties, noise and Environmental Health

7.5 The air source heat pump due to its nature and scale, would not appear overbearing or lead to a loss of light, outlook or privacy.

7.6 However due to the noise production of air source heat pumps, officers have considered it important to assess the potential of noise nuisance (noise pollution) from the proposed air source heat pump, due to nearby neighbouring properties.

7.7 Officers note, that No.12 Lilac Close would feature a separation distance of approximately 9.9 metres from the air source heat pump so may be adversely impacted, and that the pump would be very likely to have detrimental impacts upon No.33 Snowberry Crescent; due to a limited proposed separation distance of approximately 2.05 metres from the common shared boundary.

- 7.8 Moreover, Environmental Health Team was consulted and stated *"Thank you for consulting the Environmental Protection Team on this application. Please note these comments relate to noise only. We recommend refusal of the development in order to avoid the potential significant adverse effects of the impact of noise upon the health and quality of life of nearby dwellers. Any future application will need to be supported with a British Standard 4142:2014+A1:2019 noise report in order to assess the potential noise impact of the plant on nearby noise sensitive receptors. However, a noise report may be avoided by repositioning the plant so that it is further away from receptors, and a MCS recalculation may be beneficial by indicating if repositioning the plant would be helpful."* Officers note that a British Standard 4142:2014+A1:2019 noise report was not received during the application process. Moreover, the proposed location of the air source heat pump has not been repositioned during the application process.
- 7.9 Numerous unsuccessful attempts were made to receive amended plans showing the proposal relocated to a more acceptable location or for further information. However, as this was not possible, the application has to be determined based on the information available.
- 7.10 Consequently, it is considered that this proposal is likely to have an unacceptable impact due potential noise nuisance resulting from to limited separation distances from properties immediately adjacent to the application site and the properties opposite or to the rear, thereby not meeting the requirements of Policy CS16 of the HBLP (Core Strategy 2011). The proposal would furthermore not accord with Policy DM10 due to *"The health and safety of existing and future users of the site, or nearby occupiers and residents is not put at risk"*. It is noted one letter of objection was received with respect to the scheme.

## 8 **Conclusion**

- 8.1 The proposed development is unacceptable in principle and is likely to have an unacceptable impact on the neighbouring properties due to potential noise nuisance. On this basis it is recommended for refusal.

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## 9 **RECOMMENDATION:**

That the Head of Place be authorised to **REFUSE PERMISSION** for application APP/24/00275

For the following reasons

- 1 Insufficient information has been submitted to demonstrate that the level of noise and other disturbance associated with the operation of the proposed air source heat pump and taking place at the proposed location would have acceptable impact on the residential amenities of the occupiers of the dwellings located near the application site. Therefore, it is considered that the proposed development would be contrary to the provisions of Policy CS16 and Policy DM10 of the Havant Borough Local Plan (Core Strategy 2011) which seek to safeguard the health and safety of existing and future nearby occupiers and residents and residential amenity, in terms of noise, vibration and other adverse impacts.