
Site Address:	4 Bramley Close, Waterloooville, PO7 7SU		
Proposal:	Retrospective planning application for the installation of 3No. Air Conditioning Units to the east and west elevations		
Application Type:	Full Planning Permission		
Application No:	APP/22/00682	Expiry Date:	31/08/2022
Applicant:	Karim Rashid and Jane Rashid		
Agent:	Mr Barlow	Case Officer:	Jenni Price
	The Steven Barlow Partnership		
Ward:	Waterloo		

Recommendation: **GRANT PERMISSION**

APP/22/00682 – 4 Bramley Close, Waterloooville, PO7 7SU

1) Site Description

The application site is 4 Bramley Close, Waterloooville, PO7 7SU.

The subject property is detached with an attached garage to the side which is on the shared boundary with no. 5. There is a brick/paved hardstanding to the front of the property with a dropped kerb that leads onto the highway. The house is sited on the northern side of Bramley Close.

The properties in the surrounding area are mainly detached.

2) Planning History

HWU/05537 – REFUSAL in July 1959 re conversion of 372 London Road to form 2no. flats.

HWU/05537/1 – PERM in Jan 1960 re road layout for the erection of 20no. dwellings.

HWU/05537/3 – PERM in Jun 1960 re road and plot layout to serve 20no. dwellings.

13306/1 – PERM in Aug 1961 for the erection of 12no. houses and garages.

APP/16/00703 – PERM in Aug 2016 for single storey front, side, and rear extensions.

3) Proposal

Retrospective planning application for the installation of 3no. air conditioning units to the east and west elevations. The units are used for heating, cooling and ventilation.

There is currently one unit on the side elevation (west) that faces the boundary with no. 3 and 2 units on the side elevation (east) that face the boundary of no. 5.

A site visit was conducted where the applicant/agent switched on the air conditioning units which didn't appear too loud.

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

CS16 – High Quality Design
CS17 – Concentration and Distribution of Development within the Urban Area
DM10 – Pollution

Havant Borough Local Plan (Allocations) July 2014

AL1 – Presumption in Favour of Sustainable Development
AL2 – Urban Area Boundaries and Undeveloped Gaps between Settlements

5) Statutory and Non-Statutory Consultations

Councillor

No comments received.

Environmental Health (EH) Team

04 October 2022

I have reviewed the application and note that whilst there is some noise data on the data sheets for the units, without an acoustic report using the British Standard protocol within BS 4142:2014+A1:2019 we cannot establish whether there is likely to be an impact on neighbouring properties. Unfortunately, at this stage, there is insufficient information to make a decision on this application.

Officer comment: Noise Impact Assessment Report received and published on 08 November 2022.

14 November 2022

I can confirm that I have reviewed the attached noise report and am satisfied with its conclusions in part. However, I do need further information please. There is a requirement for noise mitigation for Unit AC1, in particular to address low frequency peaks at 40Hz and 80Hz but the mitigation proposals are not sufficiently detailed specifications for me to understand what level of mitigation might be achieved. Also, I wonder if there might be an alternative to mitigating the unit, if the unit were to be switched off between say 10pm and 6am, when background noise levels drop? I'd be grateful for any further information that can be supplied, to assist my final response.

6th December 2022

I have revisited this application, and in retrospect I concur with his view that AC1 should not impact any habitable rooms, and on that basis, I am happy to accept the recommendations of the report and have no adverse comments to make.

Email from Hardial received on 18 Nov:

I appreciate Charlotte's comments with regard to mitigation of AC Unit 1, but this would only apply if the neighbour's window is actually for a habitable room. Based on the fact that a photo of that wall shows pipework just below the window, I believe the window is for a bathroom. Can we verify if this is the case? Noise from the AC units are not noticeable for habitable room windows

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: 7

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 6

Comment	Officer Comment
The units in question are [REDACTED]. They are completely quiet and cause no problem with noise or even visually. I have no objection with the units at all.	Support the application

My wife and I live within view and earshot of the applicant's house. Until this matter was drawn to our attention, we hadn't even noticed the addition of the air conditioning units and we walk past the house every day. The units have no detrimental audible effect, or on the visual appearance of the house, or on the local environment whatsoever. We fully support the application for their continued installation.	Support the application
I noticed that there had been something added to the side of this house. These are very unobtrusive boxes which are in keeping with the overall look of the dwelling and street in general. I walk past this address frequently and have never heard any sound emanating from these. I have spoken with the householder who has informed me that they are air conditioning units which I believe will become increasingly prevalent and necessary with changes in climate. I fully support the retrospective planning application for this installation and am amazed that any planning consent is required.	Support the application
My objection would be primarily on the location, being the distance from adjoining boundary, the height of the unit off the ground causing possible noise pollution, that may be audible in habitable rooms.	The unit on the boundary with no. 3 faces windows of non-habitable rooms, further to this the units have been assessed by the Environmental Health Officer who has confirmed that the noise from units are at an acceptable level.
We are close neighbours to this address. The air conditioning unit is situated at the side of the building and hardly visible from the front and, therefore, unobtrusive. Modern units such as this are quiet in comparison	Support the application

with those from several years ago and there is no noise which disturbs anyone nearby. Units such as this will no doubt be increasingly used in the future. We have no objections whatsoever to the installation.	
We have no objection to already installed air condition units. We do not hear any noise coming from the units and visual appearance doesn't bother us. We fully support this case.	Support the application
The window sited on the east elevation of our (Redacted) that is adjacent to the air source heat pump is for the use of our principle bedroom and the open plan ensuite. We are not adverse to the principle of the installation/use if the air source heat pump, however our concerns are based on the close proximity to the east elevation window and the noise that may occur when in use. The window is used for ventilation into the en-suite and more so during periods of warm weather when the system is likely to be in use. This is our main objection due to the possible disturbance of our amenity.	The unit on the boundary with no. 3 faces windows of non-habitable rooms, further to this the units have been assessed by the Environmental Health Officer who has confirmed that the noise from units are at an acceptable level.

7) Planning Considerations

7.1 In having due regard to the policies in the development plan, it is considered that the main issues arising from this application are:

- (i) Principle of Development
- (ii) Impact on the Character of the Area & Appropriateness of Design
- (iii) Impact on Neighbouring Properties

- (i) Principle of Development

7.2 The application site is located within the defined urban area as set out in Policies CS17 and AL2. As such, development is considered acceptable in

principle subject to development management criteria.

(ii) Impact on the Character of the Area & Appropriateness of Design

- 7.3 The application is for the retention of 3 air-conditioning units which are located on the east and west elevations of the property. Two of the units are sited on the eastern elevation above the existing garage and one unit is sited behind the chimney to the rear of the property on the western elevation. Although not aesthetic in appearance it is considered that the siting of the units are not detrimental to the location and do not detract from the character of the street scene.

(vi) Impact on Neighbouring Properties

- 7.4 The main impact is the effect of noise towards the neighbouring properties and the siting of the units in relation to habitable windows. In regard to the two units that are on the eastern elevation they are sited above the garage of the subject property and are adequately distanced from the adjoining occupier at no. 5. The siting of the unit on the western elevation faces the adjoining property at no. 3, however, it has been noted that these windows are obscure glazed and do not serve habitable rooms. Comments received from the Environmental Health Team commented that the noise/sound of the unit would not impact the adjoining occupier as the windows serve non-habitable rooms.

8) Conclusion

- 8.1 In considering the scale, siting and design of the proposal it is felt that the air conditioning units remain subservient to the existing property and the proposal would not have an overbearing impact on the character of the area or be overly visually oppressive or be detrimental to the amenities of the neighbouring properties.

9 Recommendations

Grant planning permission subject to the following conditions:

Condition No.1 – Standard re Time

Condition No.2 – Standard re Compliance with Plans and submitted documents

Condition No. 3 No increase in noise

- 1 The development must be begun not later than three years beginning with the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans and submitted documents:

AC UNIT DATA SHEET rec. 05/08/22
PHOTO SPECIFICATIONS OF THE UNITS ATTACHED TO THE
ELEVATIONS OF THE PROPERTY
EXISTING AND PROPOSED ELEVATIONS PLAN NUMBER 0729-01.002.01
NOISE IMPACT ASSESSMENT REPORT

Reason: - To ensure provision of a satisfactory development.

- 3 The air conditioning units hereby approved shall maintain the noise levels as approved in the Noise Impact Assessment Report by Dr H S SAGOO – Acoustics, Noise & Vibration Consultants), unless otherwise agreed in writing with the Local Planning Authority.

Reason: To protect the amenities of occupiers of nearby premises from unreasonable noise levels and having due regard to policy DM10 of the Havant Borough Core Strategy 2011 and the National Planning Policy Framework.